



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
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STAFF REPORT

TO: Planning Commission

FROM: Mireya G. Turner, Director
Michelle Irace, Principal Planner
Prepared by Max Stockton, Assistant Planner II

DATE: June 27, 2024

SUBJECT: Valley Oaks Tentative Subdivision Map Extension (SDX 24-01) to extend Subdivision (SD 06-01), located at 18761 Hartmann Road and 18196 and 18426 South State Highway 29, Middletown (lots 24, 36 and 51) APNs 014-260-51, 014-260-36 and 014-260-24.

ATTACHMENTS:

1. Vicinity Map
2. Updated Conditions of Approval
3. Original Conditions of Approval
4. Vesting Subdivision Map
5. Original Approved Tentative Subdivision Map
6. Agency Comments

I. EXECUTIVE SUMMARY

The applicant, Valley Oaks Land and Development Inc., is requesting a map extension to the approved Valley Oaks Tentative Subdivision Map (SD 06-01), that was approved by the County of Lake in 2018. The California Subdivision Map Act allows the granting of extensions for a period or periods not exceeding a total of six years. The Subdivision Map Act requires the developer of any "subdivision" to submit a tentative map, comply with appropriate local ordinances, and if an applicant's tentative map is approved, file a final subdivision map. Each filing extends the life of the underlying tentative map for three years, thus a staged map, with at least four stages, can be extended for up to 10 years.

The Subdivision Map Extension for consideration does not propose modification of any of the previously approved entitlements, nor does it propose development.

II. PROJECT DESCRIPTION

Applicant: Valley Oaks Land and Development Inc.

Location: 18761 Hartmann Road and 18196 and 18426 South State Highway 29, Middletown (lots 24, 36 and 51)

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| <u>APNs:</u> | 014-260-51, 014-260-36 and 014-260-24 |
| <u>Zoning:</u> | “O-FF-SC-FW-PDR-PDC” Open Space; Flood Fringe Combining; Scenic Combining; Floodway Combining; Planned Development Residential; Planned Development Commercial Districts |
| <u>General Plan:</u> | Agriculture, Suburban Residential Reserve, Low Density Residential, Resource Conservation and Public Facilities |
| <u>Supervisor:</u> | District 1 |
| <u>Topography:</u> | The project area is located within a rural area of the County of Lake with slopes that range from approximately 0% to greater than 10%. |
| <u>Flood Zone:</u> | “AE” – Floodway and “AO” Special Flood Hazard Areas |

Background. The overall Valley Oaks Project has an extensive history of subsequent entitlements and actions taken by the Planning Commission and Board of Supervisors, spanning from 2005 through 2020. For brevity, a summary of actions specifically related to the approved subdivision (SD 06-01) and requested extension for consideration (SDX 24-01) is provided below.

- January 25, 2018 – Valley Oaks Tentative Subdivision Map SD 06-01; General Plan Amendment (GPAP 05-03); General Plan of Development (GPD 05-01); Rezone (RZ 05-02) from Agricultural District (A) to Planned Development Residential (PDR); Planned Development Commercial (PDC) Districts; and Use Permit for Specific Plan of Development (UP 19-09) for the division of approximately 150 acres to create 380 residential lots and one large commercial lot (47 acres) was approved by the Board of Supervisors. A Final Environmental Impact Report (SCH No. 2007032030) for the project was also certified.
- May 26, 2020 – Two-year extension to SD 06-01 was approved by the Board of Supervisors after being recommended for approval by the Planning Commission on April 9, 2020. No new conditions of approval were added to the approved extension other than to amend the expiration date of the subdivision.
- October 5, 2022 – The second extension application, for a period of one-year, to SD 06-01 was granted by the Board of Supervisors after being recommended for approval by the Planning Commission on August 22, 2022. This extension expires on January 25, 2024.
- June 8, 2023 – Parcel Map (PM 21-33) was approved by the Planning Commission as a tentative vesting map to create one more commercial parcel.
- November 7, 2023 – A modification (MMU 22-01) of SD 06-01 was approved by the Board of Supervisors after being recommended for approval by the Planning Commission on June 8, 2023, to add Accessor Parcel Number 014-260-24 as a secondary access point to the subdivision.

Components of the Approved Subdivision (SD 06-01). The approved Valley Oaks project consists of 47 acres of mixed-use commercial development. The commercial portion of this

project was intended to be developed in stages over a five-year period. The first land use development of five “village commercial” parcels encompass approximately 47 acres of the project site, and includes the following anticipated development:

- 105,000 to 120,000 sf of retail space that includes a grocery store, drug and general merchandise store, and other retail uses;
- 85,000 to 110,000 sf of commercial uses that include a movie theater, motel, and general office uses;
- A 49-bed senior care/ assisted living facility; and
- Proposed recreational and open space improvements that include a 19.82-acre linear park, a 3.26-acre centrally located active recreation park, a 0.5-acre open space park, and a 5.31-acre frontage trail and park area along California Highway 29.

Since approval of Subdivision SD 06-01, a Specific Plan of Development (UP 19-09) and an Addendum to the certified EIR for development of an 18,000 square foot (sf) Grocery Outlet store on the 47-acre commercial lot was approved by the Planning Commission in 2020; the Grocery Outlet completed construction and is currently in operation. The remaining two lots remain undeveloped. No development is proposed at this time.

Figure 1- Aerial Imagery



Figure 2 - Surrounding Zoning and Land Uses



Source: Lake County GIS

Surrounding Land Uses and Zoning

- **North:** The parcels to the north are zoned “R1” Single-Family Residential District and “O” Open Space. The parcel sizes range from approximately 0.2 acres to greater than twelve acres in size.
- **South:** The parcels to the south are zoned “O” Open Space, “R1” Single-Family Residential District and “C2” Community Commercial District. The parcel sizes range from approximately seven (7) acres to greater than fourteen acres in size.
- **West:** The parcels to the west are “RR” Rural Residential, “SR” Suburban Reserve, “C1” Local Commercial “C2” Community Commercial, “C3” Service Commercial District. The parcel sizes range from approximately 0.44 acres to greater than thirty-two acres in size.
- **East:** The parcels to the west are “RL” Rural Lands. The parcel sizes range from approximately thirteen acres to greater than thirty-six acres in size.

III. PROJECT ANALYSIS

Lake County General Plan and Middletown Area Plan

At the time of the original Subdivision, Rezone, General Plan Amendment, and General Plan of Development approval, the Planning Commission and the Board of Supervisors found the project to be in compliance with the General Plan and the Middletown Area Plan. The proposed Subdivision Map Extension does not propose any changes to the previous approvals, nor does it propose development at this time. As such, the proposed Subdivision

Map Extension would remain consistent with the previous analyses and the General Plan and Middletown Area Plan.

Lake County Zoning Ordinance

The original approved rezone changed the parcels from “PDR” – Planned Development Residential to “C2” – Community Commercial with the intent of providing more commercial opportunities, along with the proposed residential uses. The proposed Subdivision Map Extension does not propose any changes to the previous approvals, nor does it propose development at this time. As such, the proposed Subdivision Map Extension would remain consistent with the previous analyses and Zoning Code.

Lake County Subdivision Ordinance

SEC.17-22.9 (b) Upon application of the subdivider filed prior to the expiration of the approved or conditionally approved tentative map, the time at which such map expires may be extended by the Planning Commission for a period or periods not exceeding a total of three years.

The applicant has been approved for two previous extensions; therefore, this project has previously been permitted for the duration allowable by the Lake County Subdivision Ordinance. The proposed third request for extension may be granted in accordance with California Government Code Sec. 66452.6 (e), as described below, to enable a third and final extension of the originally approved (SD 06-01) for a duration not exceeding a period of six years.

California Government Code

As described in California Government Code, Sec. 66452.6 (e), “Upon application of the subdivider filed before the expiration of the approved or conditionally approved tentative map, the time at which the map expires pursuant to subdivision (a) may be extended by the legislative body or by an advisory agency authorized to approve or conditionally approve tentative maps for a period or periods not exceeding a total of six years. The period of extension specified in this subdivision shall be in addition to the period of time provided by subdivision (a). Before the expiration of an approved or conditionally approved tentative map, upon an application by the subdivider to extend that map, the map shall automatically be extended for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first.”

The aforementioned section of the California Government Code is referenced to allow the proposed Subdivision Map Extension beyond the three (3) years allowed within the County Subdivision Ordinance, to a total of six (6) years. The Government Code notes that the County may be more restrictive than the Government Code, but may also be reasonable and allow flexibility, so long as the County does not exceed the California Government Code.

Valley Oaks has seen progress and overcome changes to support an extension past three (3) years. Therefore, the additional extension of two 2 years can be supported.

IV. ENVIRONMENTAL REVIEW

The original subdivision and Valley Oaks Project was analyzed within the Environmental Impact Report (EIR) prepared for the project (SCH No. 2007032030). The EIR included a characterization of tax lots 014-260-51 (commercial) and 014-260-36 (residential). APN: 014-260-24 was not included within the EIR. An addendum to the EIR was approved by the Board of Supervisors on March 3, 2020 for a subsequent entitlement (Grocery Outlet Project UP 19-09).

CEQA requires analysis of agency approvals of discretionary "Projects." A "Project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" (State CEQA Guidelines Section 15378). The proposed project consists of an extension of time for a previously-approved subdivision and associated approvals to allow for residential and commercial development that are reasonably foreseeable to result in environmental impacts. Therefore, the proposed Subdivision Map Extension is a "project" under CEQA. However, the proposed Subdivision Map Extension does not include changes to the previously approved documents, nor does it propose development. As such, the proposed Subdivision Map Extension requires no further environmental review pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declaration), which provides that when an EIR has been certified for an adopted project, no subsequent analysis shall be prepared for that project when the lead agency determines on the basis of substantial evidence in light of the whole record, that there are no new significant environmental effects due to a change in the project or circumstances, and there is no new information of substantial importance as identified in Section 15162(a)(3).

V. RECOMMENDATION

Staff recommends that the Planning Commission recommend that the Board of Supervisors approve a third and final extension of Subdivision Map (SD 06-01) for a period of two-years with the following findings:

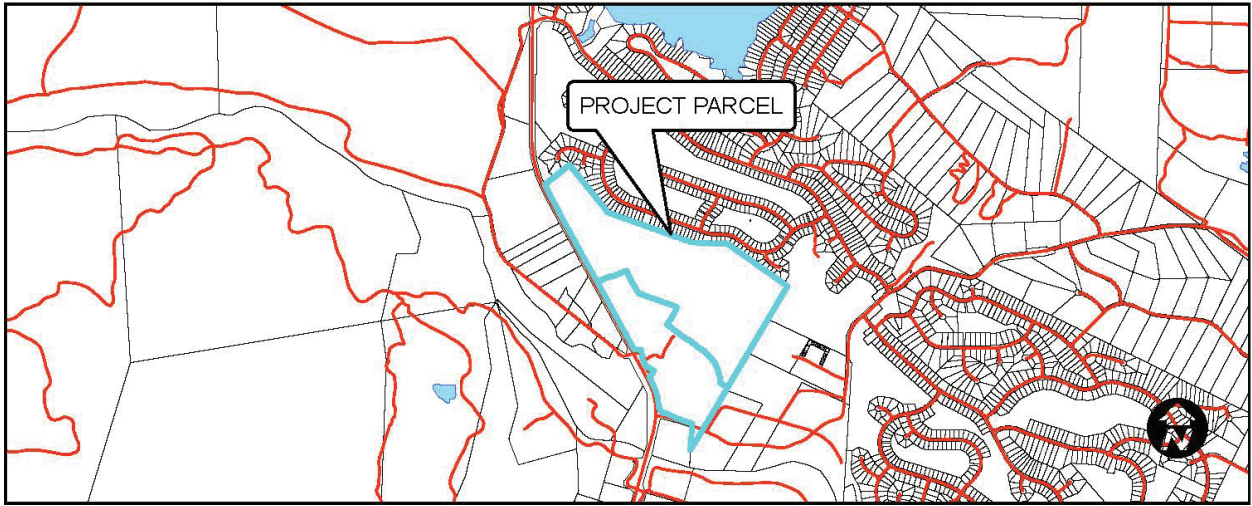
1. This project is consistent with the Lake County General Plan, Middletown Area Plan, Zoning Ordinance, Subdivision Ordinance, and the California Government Code.
2. This time extension request is consistent with the Lake County Subdivision Ordinance and the State Subdivision Map Act.
3. The subdivision map is still compatible with neighboring land uses.
4. Because no development is proposed and there has been no substantial change in circumstances resulting in new significant environmental impacts since the EIR for the Valley Oaks Project (SCH No. 2007032030) was certified. Per CEQA Guidelines Section 15162(a)(3), no additional analysis is required.

Sample Motion:

Time Extension

I move that the County of Lake Planning Commission recommend that the Board of Supervisors approve a third and final extension of Subdivision (SD 06-01) for a period of two-years, with the findings listed in the Staff Report dated June 27, 2024.

NOTE: The applicant or any interested person is reminded that the subdivision ordinance provides for a fifteen (15) calendar day appeal period. If there is a disagreement with the Planning Commission, an appeal to the Board of Supervisors may be filed. The appropriate forms and applicable fee must be submitted prior to 5:00 p.m. on or before the fifteenth calendar day following the Commission's final determination.



VICINITY MAP

COUNTY OF LAKE
SUBDIVISION MAP EXTENSION; SDX 24-01
VALLEY OAKS SUBDIVISION (SD 06-01)
CONDITIONS OF APPROVAL

Attachment 2

EXPIRES BY: XX, 2026

Pursuant to the approval by the Board of Supervisors on XX, 2024 a Subdivision Map Extension (SDX 24-01) of the Valley Oaks Subdivision (SD 06-01) is hereby granted to **Valley Oaks Land and Development Inc.**, on property located at **18196 and 18426 South State Highway 29, Middletown**, being **Assessor's Parcel Numbers 014-260-36 and 014-260-51**.

No new Conditions of Approval for the Subdivision Map Extension are required; however, this approval is subject to the terms and conditions of the original subdivision (SD 06-01) listed below:

General

1. The Vesting Tentative Map (Tentative Map) approved are described as:
 - Valley Oaks Subdivision, Sheet No. 1, Revision #4, Dated 11-30-17, prepared by Ruzicka Associates
 - Valley Oaks Subdivision, Sheet No. 4, Revision #4, Dated 11-30-17, prepared by Ruzicka Associates
 - Valley Oaks Subdivision, Sheet No. 5, Revision #4, Dated 11-30-17, prepared by Ruzicka Associates
 - Valley Oaks Subdivision, Sheet No. 6, Revision #4, Dated 11-30-17, prepared by Ruzicka Associates
 - Valley Oaks Subdivision. Sheet No. 7, Revision #4, Dated 11-30-17, prepared by Ruzicka Associates
 - Valley Oaks Subdivision, Sheet No. 8, Revision #4, Dated 11-30-17, prepared by Ruzicka Associates
 - Valley Oaks Subdivision, Sheet No. 9, Revision #4, Dated 11-30-17, prepared by Ruzicka Associates
 - Valley Oaks Subdivision, Sheet No. 10, Revision #4, Dated 11-30-17, prepared by Ruzicka Associates.

2. The Community Development Director (Director) shall be the final arbitrator of all inconsistencies between the above reference sheets.

3. The Final Valley Oaks Environmental Impact Report and all appendices and referenced documents prepared by PMC and dated October, 2014 mitigation measures are incorporated into this document by reference and shall be complied with in the design, construction and maintenance of the Valley Oaks project.

4. The Lake County General Plan dated September 2008 is incorporated into this document by reference and shall be complied with in the design, construction and maintenance of the Valley Oaks project.

5. The Middletown Area Plan dated August 17, 2010 is incorporated into this document by reference and shall be complied with in the design, construction and maintenance of the Valley Oaks project.

6. The Ordinance Code of the County of Lake is incorporated into this document by reference and shall be complied with in the design, construction and maintenance of the Valley Oaks project, except as modified by the alternative development standards described below.

7. All mitigation measures included within the Mitigation Monitoring and Reporting Program (MMRP) are incorporated into this document by reference and shall be complied with in the design, construction and maintenance of the Valley Oaks project.

8. This approval 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 required from each agency.

9. Minor modifications not resulting in increased environmental impacts may be approved in writing by the Director.

10. This conditional approval of the Tentative Map shall expire in 60 days if all of the conditions under "Within Sixty Days of Project Approval" are not provided; This conditional approval of the Tentative map shall expire two years from the date of approval if an applicant for the improvements plan has not been filed; This conditional approval of the Tentative Map shall expire if construction has not started within two years of the improvements plan approval; unless it has been vested or extended pursuant to the provisions of the "PDR" and/or "PDC" zoning district, or is revoked pursuant to the terms of this permit and/or Chapter 21 of the Lake County Code.

Within Sixty Days of Project Approval

1. The applicant shall submit to the Planning Commission Secretary a signed copy of the conditions of approval for the Valley Oaks Tentative Map (SD 06-01) application's conditions of approval.

2. The applicant shall submit to the Planning Commission Secretary a signed copy of the conditions of approval for the Valley Oaks project for the General Plan Amendment (GPO 06-01; the Rezone (RZ 06-01 and the General Plan of Development (GPO 06-01) application's conditions of approval. (Attachment A)

3. The applicant shall sign the General Plan of Development's (GPO 06-01) Indemnification Agreement and return it to the Planning Commission Secretary. (Attachment 8)

Prior to Improvement Plan Submittal

1. The Tentative Map sheets, revision #4, dated 11-30-17 shall be revised as follows:

a. Remove all references to "specific plan of development" on all sheets.

b. Parcel J shall be modified to include all the property zoned "O" Open Space in Parcels A, B, and C and Valley Oak Village 5.

- c. The property zoned "O" Open Space in Silver Sage Road shall be a separate parcel.
- d. The parcel labeled "EVA" between lots 14 and 15 shall be eliminated and lots moved southwest to conform to the zoning map.
- e. Lot 303 shall be eliminated and included in Parcel H.
- f. The phasing, which shows the sequence in which development is to occur, shown on Sheet 4 shall be revised as follows:
 - i. Phase 1 shall be described as lots 1 through 73 and 303, parcels D, E, F, G, and H, the parcel between lots 303 and 304 which shall be labeled "Parcel K", Woodbine Drive, Foxtail Drive, Red Tail Drive from parcel F to the property line between parcel K and lot 304, Crossland Drive from Red Tail Drive to Arabian Lane, Oak Knoll Drive from Red Tail Drive to Valley Oaks Blvd., Arabian Lane from Oak Knoll Drive to Highway 29, Valley Oaks Blvd. from Oak Knoll Drive to Highway 29, and a unnamed road from Valley Oaks Blvd. in the vicinity of Parcel A and Valley Oaks Village V to Arabian Lane then proceeding to Valley Oaks Blvd. Red Tail Drive at parcel K shall include a forty foot in diameter cul-de-sac to allow for the turning around of emergency vehicles and fire truck. This cul-de-sac may be removed upon completion of phase 2. The discharge of Lower Coyote Creek into Coyote Creek shall be designed to prevent erosion of Coyote Creek and to prevent flood waters from Coyote Creek up to the 100 year storm event from flooding the Lower Coyote Creek watershed.
 - ii. Phase 2 shall be described as lots 74 through 116, 304 through 319, Foxfire Drive, Mistletoe Drive, and Red Tail Drive from Phase 1 to Foxfire Drive. Red Tail Drive at lot 320 shall include a forty foot in diameter cul-de-sac to allow for the turning around of emergency vehicles and fire truck. This cul-de-sac may be removed upon completion of phase 3. The stormwater management system for the runoff from Hidden Valley Lake Subdivision shall be completed and approved by the County prior to the filling of any portion of Coyote Creek.
 - iii. Phase 3 shall be described as lots 117 through 170, 320 through 334, parcel I, the portion of the median in Silver Sage Drive that is zoned "O" open space which shall be labeled "Parcel M", Chaparral Drive, Silver Sage Drive, Red Tail Drive from phase 2 to Arabian Lane, and Arabian Lane from Phase 1 to Red Tail Drive.
 - iv. Phase 4 shall be lots 210 through 250 and Crossland Drive from Arabian Lane to Oak Knoll Drive ending at the rear lot line of lots 201 and 246.
 - v. Phase 5 shall be lots 171 through 200, 251 through 271, 335 through 352, Crossland Drive from phase 4 to Red Tail Drive, Bramblewood Drive from Arabian Lane to Red Tail Drive, Red Tail Drive from Arabian Lane to Bramblewood Drive, and the common area between lots 344 and 345 which shall be labeled "Parcel L".
 - vi. Phase 6 shall be lots 272 through 302, 353 through 380, parcel J, Red Tail Drive from phase 5, Red Tail Court, and Valley Oaks Blvd. from Oak Knoll Drive to Red Tail Court.
 - vii. Phase 7 shall be parcel C.

g. The Director may revise the phasing plan provided that it is not significant and that all access and utility service requirements are met.

h. For the area within the PDC zoning district, the applicant shall provide a proposed phasing plan and show that phasing plan on the Tentative Map.

i. Sheets 5 thru 9 of the Tentative Map, Valley Oaks Subdivision, revision #4, dated 11-30-2017 shall be revised to show a 20-foot-wide conservation easement from the top of bank of Upper Coyote Creek and Lower Coyote Creek.

j. Sheets 5 thru 9 of the Tentative Map, Valley Oaks Subdivision, revision #4, dated 11-30-2017 shall be revised to show a 100-foot-wide zone from wetlands, the flood hazard area as identified on the Final Map, and the top of bank for Upper Coyote Creek and Lower Coyote Creek where the use of pesticides and fertilizers is prohibited.

k. An additional street cross section similar with the "street with median" cross section with parking on both sides of the street, between the bike path and the curb shall be added to sheet 1 of the Tentative Map, Valley Oaks Subdivision, revision #4, dated 11-30-2017.

l. On sheet 5 of the Tentative Map, Valley Oaks Subdivision, revision #4, dated 11-30-2017, Valley Oaks Blvd., Arabian Lane, and Oak Meadow Drive within the Planned Development Commercial shall be revised to the street with median and parking on both sides. Stub-outs should be provided for the clear access to and placement of fire hydrants. Such stub-outs can be used for pedestrian access and possible crosswalks.

m. The internal driveways located in Valley Oaks Village I and V, as depicted on sheet 5 of the Tentative Map, Valley Oaks Subdivision, revision #4, dated 11-30-2017, shall be constructed as part of phase 1. The intersections of the internal driveways at Valley Oaks Blvd. and Arabian Lane shall include a break in the median on Valley Oaks Blvd. and Arabian Lane to allow for vehicles to access all lanes of those roads.

n. Pursuant to Chapter 30, the Grading Ordinance, the watercourse corridor for Upper Coyote Creek and Lower Coyote Creek is defined as 50 feet landward of the top of bank and shall be shown on the Tentative Map. No winter grading shall be permitted within the watercourse.

o. The drainage improvements in Parcel F at Oak Meadows Road at Hartmann Road include a portion of the Valley Oaks III parcel. Include a drainage easement for that area.

p. Location of electrical lines, telephone lines, and cable lines shall be shown on the Tentative Map. These may be combined into one if clearly identified.

q. Location of proposed propane lines shall be shown on the Tentative Map.

r. All existing easements shall be shown on the Tentative Map.

s. An easement shall be shown for the sewer and water line running southwest of the cul-de-sac on Red Tail Drive to the property to the east.

t. A minimum of thirty-five percent (35%) of the entire project area shall be in open space.

2. The applicant shall provide for Lake County Transit service access to the project. The applicant shall provide the Community Development Department a copy of all correspondence with Lake County Transit regarding this matter. The Tentative Map shall be revised to show bus stop locations if requested by Lake County Transit.
3. The status of the prescriptive easement or the right to direct stormwater in Coyote Creek and the drainage facility from Hidden Valley Lakes in the vicinity of the proposed Silver Sage Drive shall be clarified as to the owner and what rights they have to continue to discharge stormwater through that area.
4. The owner of the prescriptive easement or the right to direct stormwater shall agree to the vacation of that easement and shall be given a new easement to discharge stormwater through Upper Coyote Creek and Lower Coyote Creek.
5. The applicant shall prepare recommended standards to mitigate the impacts of potential soil liquefaction. The recommendation of said study shall be incorporated into the Improvements Plan, the Specific Plan of Development, and the Declaration of Conditions, Covenants, and Restrictions.
6. A Creek Management Plan shall be prepared for Lower Coyote Creek and Upper Coyote Creek to protect and maintain riparian resources and habitat. The recommendation of said plan shall be incorporated into the Improvements Plan and the Conditions, Covenants, and Restrictions documents.
7. The northern most portion of Coyote Creek where Valley Oak trees identified for preservation shall be protected. The design of Upper Coyote Creek in that vicinity shall not reduce the elevation of the streambed in this vicinity in order to protect the trees. Detailed cross sections shall be provided to show how this area will remain hydrated and how high velocity floodwaters will not be directed to the trees. If necessary, parcel Din that vicinity will be widened to meet the required floodwater storage while reducing the depth of the cut.
8. The traffic impact study prepared by Whitlock & Weinberger Transportation, Inc. shall be updated to reflect the new traffic corridors, i.e. the elimination of the intersection of Oak Meadow Drive and Hartmann Road. The recommendation of said study shall be incorporated into the Improvements Plan and the Specific Plan of Development.
9. Silver Sage Drive shall be redesigned so that no construction occurs within the dripline of the Valley Oak trees that are to be protected. In order to protect the trees, the area within the root zone of the trees shall be cut no more than six (6) inches.
10. The applicant shall provide a detail of the two gated entrances to the residential area, including security measures and procedures and compliance with Cal Fire requirements.
11. The applicant shall identify one or more storage parking lot(s) for recreational vehicles including travel trailers, campers, and boats shall be provided at a ratio of one parking space per five (5) residential dwelling units. Residential dwelling units include all single-family lots and multi-family units. These lots shall be screened by landscaping and fenced for aesthetic and security purposes. These lots shall be identified to provide storage space adequate, at a minimum, for each phase of development. The lots shall be designed to provide for the treatment of the first inch of stormwater runoff prior to discharge into Upper Coyote Creek or Lower Coyote Creek. The storage area shall be improved to prevent erosion and to be well drained.

The storage lots shall be elevated above the Base Flood Elevation (BFE). Security lights shall be shielded such that no direct light falls outside the property perimeter, or into the public right-of-way.

12. The applicant shall provide the following information related to stormwater Management:

- a. Provide documentation including a narrative in layman's terms addressing the impact of the proposed stormwater management system on property upstream and downstream of the project. This shall include, but is not limited to, changes in the storm hydrograph, flooding, and alteration of stream beds.
- b. Provide a design for stormwater treatment that treats the first inch of runoff prior to discharge into Upper and Lower Coyote Creek that is compatible with all underground utilities and minimizes risk to the public.
- c. Provide documentation of encroachment permits or agreements for work conducted outside the property owned by Valley Oaks.
- d. Provide an agreement from the appropriate party vacating the legal rights to discharge into Coyote Creek and securing an easement to discharge into the Valley Oaks stormwater system constructed and maintained as part of this project.
- e. Provide documentation of the legal right to discharge stormwater from Upper Coyote Creek to Putah Creek from the State of California.
- f. The design of stormwater facilities adjacent to valley oaks that are to be preserve which do not lower the groundwater or reduce the moisture content of the soils within the dripline of the trees.
- g. Agreement from all utilities as to the horizontal and vertical location of utilities within the road right of ways and adjacent utility easements.
- h. The drainage improvements in Parcel F at Oak Meadows Road at Hartmann Road include a portion of the Valley Oaks III parcel. Include a drainage easement for that area.

13. The applicant shall provide the following information regarding flooding:

- a. An updated flood inundation zone map based on the Federal Emergency Management Agency (FEMA) Letter of Map Revision (LOMR) procedures.
- b. A narrative discussing the study's assumptions, areas to be filled, Upper and Lower Coyote Creek design, the existing base food elevation and floodplain map, pre and post development base flood elevation and floodplain map, and impacts of changes in base flood elevation, are~I extent of flooding, duration of flooding on-site and offsite, the impact of climate change, the need for compensatory storage, the impact on Putah Creek between Highway 29 and the Hidden Valley Lake levee and flooding in Hidden Valley Lakes as a result of piping the stormwater discharge. The study shall clearly describe all assumptions including antecedent conditions, amount of fill, and provide graphic depictions of the area flooded.

c. Based on the change in areas that may be flooded, identify mitigation measures for the property owners which will be impacted.

d. Identify mitigation measures to reduce the risk of climate change related flooding to the residents and businesses within the Valley Oaks project.

14. The northern most portion of Coyote Creek where Valley Oak trees identified for preservation shall be protected. The design of Upper Coyote Creek in that vicinity shall not reduce the elevation of the streambed in this vicinity in order to protect the trees. Detailed cross sections shall be provided to show how this area will remain hydrated and how high velocity floodwaters will not be directed to the trees.

Prior to Completion of the Improvements Plan Document

1. Utilities

a. Any utilities located within the FW or FF combining districts shall be flood proofed.

b. All water supply and sanitary sewage systems shall be designed to minimize or eliminate:

i. Infiltration of flood waters into the system, and

ii. Discharge from the systems into flood waters.

2. Circulation and Roads

a. All roads shall be designed so that the travel lanes are elevated above the base flood elevation as determined in the Conditional Letter of Map Revision (CLOMR).

b. The Improvements plan shall require encroachment permits from the Lake County Department of Public Works or California Department of Transportation when any road or driveway intersects county or state roadways, or for any work within the County or State right-of-way.

c. No driveway shall be allowed to encroach closer than twenty (20) feet to the end or beginning of the radius on any street corner unless approved by the Lake County Department of Public Works.

d. The width of a driveway providing access to a parking lot from the public street or between separate parking areas on a site is to be a minimum of twelve (12) feet for one-way access, twenty (20) feet for multiple-family residential and commercial two-way access.

e. No driveway entering onto a right-of-way shall exceed a width of thirty (30) feet.

f. Bridges built to span a watercourse shall be constructed to avoid altering the stream channel wherever possible. As much native riparian vegetation as possible shall be retained. All bridge plans shall be designed by a registered civil engineer. The bridge shall be constructed in compliance with requirements, when necessary, of the California Department of Fish and Game, the United States Army Corps of Engineers, Lake County

Hydrology Design Standards, the Lake County Floodplain Management Ordinance and any other agency with jurisdiction over the project.

3. Grading

- a. The improvements plan shall provide specific standards to protect the Upper Coyote Creek and Lower Coyote Creek against erosion and construction site runoff.
- b. The location of where excavated materials are to be stored shall be identified as part of the Improvements Plan and approved by the Community Development Director.
- c. All slopes shall be monitored and maintained to assure the success of the erosion control measures and/or revegetation.
- d. Temporary or permanent irrigation shall be provided and maintained where necessary to assure the successful establishment of vegetation.
- e. The faces of cut and fill slopes shall be prepared and maintained to control against erosion. This control may consist of effective planting. The protection for the slopes shall be installed as soon as practicable and prior to final inspection.
- f. Any area proposed for cut or fill shall be cleared. Clearing shall consist of removal and disposal of all trees, roots, brush or other vegetation, as well as the removal of any down timber, and debris.
- g. Cuts and fills shall be limited to the minimum amount necessary to provide stable embankments and conform to the following requirements:
 - i. Grading project design and implementation shall maximize the retention of natural landforms and features. Contours, elevations and shapes of finished surfaces shall be blended with adjacent natural terrain to the maximum extent feasible.
 - ii. Subsurface drainage. Cut and fill slopes shall be provided with subsurface drainage as necessary for stability.
 - iii. All slopes shall be monitored and maintained by the permittee to assure the success of the erosion control measures and/or revegetation. Temporary or permanent irrigation shall be provided where necessary to assure the successful establishment of vegetation.
 - iv. The faces of cut and fill slopes shall be prepared and maintained to control against erosion. This control may consist of effective planting. The protection for the slopes shall be installed as soon as practicable and prior to final inspection.
 - v. Any area proposed for cut or fill shall be cleared. For the purposes of this Section, clearing shall consist of removal and disposal of all trees, roots, brush or other vegetation, as well as the removal of any down timber, and debris.
 - vi. All topsoil should be stockpiled separate from other spoils so as to preserve the resource for revegetation and contained using approved BMPs to prevent sediment-laden storm water from leaving the site.

h. The toe or top of the cut shall be made no closer to the property boundary line than one-half (0.5) the height of the slope with a minimum of two (2) feet and a maximum of ten (10) feet. The setback may be increased if interceptor drains are required. Setback dimensions shall be horizontal distances measured perpendicular to the property boundary. The Community Development Director may approve alternative setbacks. The Director may require an investigation and recommendation by a qualified engineer or engineering geologist to demonstrate that the intent of the Lake County code has been satisfied.

i. Trenches and pits shall be promptly backfilled and compacted to reduce the risk of erosion.

j. Unless otherwise recommended in an approved soils engineering or engineering geology report, cuts shall conform to the following:

i. The slope of the cut shall be no steeper than is safe for the intended use and shall be no steeper than two (2) units horizontal in one (1) unit vertical (fifty (50) percent) unless the permittee furnishes a soils engineering and/or geology report affirming the stability and safety of a steeper slope.

ii. The toe of the cut shall be made no closer to the property boundary line than one-half (0.5) the height of the slope with a minimum of two (2) feet and a maximum of ten (10) feet. The setback may be increased if interceptor drains are required. Setback dimensions shall be horizontal distances measured perpendicular to the property boundary. The Community Development Director may approve alternative setbacks.

iii. The Community Development Director may require an investigation and recommendation by a qualified engineer or engineering geologist to demonstrate that the intent of this Section has been satisfied.

iv. Trenches and pits shall be promptly backfilled and compacted to reduce the risk of erosion.

v. Excavated materials removed during grading operations shall be handled in accordance with the following methods:

1. Stockpile sufficient topsoil onsite if necessary to use on area to be revegetated.

2. Locate and protect stockpiled soil, using approved BMPs, so that it will not erode as a result of wind or rain.

3. Apply mulch or other protective coverings on stockpiled material that will be exposed through the winter season.

4. Dispose of material not intended to be used onsite in a manner and location approved by the Community Development Director and in compliance with the Asbestos Dust Mitigation Plan, if applicable.

k. The Geotechnical Investigation report shall be reviewed by PJC prior to starting the Improvements Plan, and if the conclusions and recommendations are modified, they shall be approved in writing by PJC.

l. Unless otherwise recommended in the approved soils engineering report, fills shall conform to the provisions of this Section. In the absence of an approved soils engineering report, these provisions may be waived by the Community Development Director for minor fills not intended to support structures.

m. The source for all fill materials shall be identified and submitted with the application. The Ultramafic, Serpentine Rock and Soils Map of Lake County shall be consulted to determine the potential for serpentine in fill materials. Use of serpentine material as fill shall require an Asbestos Dust Mitigation Plan. Import of serpentine fill shall require a Lake County Air Quality Management District-issued plan.

n. Fill slopes shall not be constructed on natural slopes steeper than one (1) unit vertical in two (2) units horizontal (fifty (50) percent). The ground surface shall be prepared to receive fill by removing vegetation, unsuitable fill, topsoil and other unsuitable materials, scarifying to provide a bond with the new fill and, where the slopes are steeper than one (1) unit vertical in five (5) units horizontal (twenty (20) percent) and the height is greater than five (5) feet, by benching into sound bedrock or other competent materials as determined by the soils engineer.

o. When fill is to be placed over a cut, the bench under the toe of a fill in a slope steeper than five (5) units horizontal in one (1) unit vertical (twenty (20) percent) shall be at least ten (10) feet wide, but the cut shall be made before placing the fill and acceptance by the soils engineer or engineering geologist or both as a suitable foundation for fill.

p. The toe of the fill slope shall be made no closer to the property boundary line than one-half (0.5) the height of the slope with a minimum of two (2) feet and a maximum of twenty (20) feet. Setback dimensions shall be horizontal distances measured perpendicular to the property boundary. Where a fill slope is to be located near the site boundary and the adjacent off-site property is developed, special precautions shall be incorporated in the work as the Community Development Director deems necessary to protect the adjoining property from damage as a result of such grading. These precautions may include but are not limited to:

i. Additional setbacks.

ii. Provisions for retaining or slough walls.

iii. Stabilization of the fill slope surface to minimize erosion.

iv. Provisions for the control and protection of surface waters.

q. The Director may approve alternative setbacks and may require an investigation and recommendation by a qualified engineer or engineering geologist to demonstrate that the intent of this Section has been satisfied.

r. Unsuitable materials shall not be permitted in fills. Unsuitable fill materials include: rocks or other irreducible materials exceeding twelve (12) inches in diameter, broken asphalt, vegetation and brush, soils high in organic material or other materials not capable of proper compaction, not conducive to stability or having the potential for environmental impact.

s. Except as permitted by the Director, no rock or similar irreducible material with a maximum dimension greater than twelve (12) inches shall be buried or placed in tills. However, the Community Development Director may permit placement of larger rocks when the soils engineer properly devises a method of placement, and continuously inspects its placement and approves the fill stability. The following conditions shall also apply:

i. Prior to issuance of a grading permit, potential rock disposal areas shall be delineated on the grading plan.

ii. Rock sizes greater than twelve (12) inches in maximum dimension shall be ten (10) feet or more below grade, measured vertically.

iii. Rocks shall be placed so as to assure filling ~f all voids with well-graded soil.

t. All fills shall be planted, mulched and maintained or otherwise protected from the effects of storm runoff and wind erosion.

u. All fills shall be compacted to a minimum of ninety (90) percent of maximum density. All fills shall be tested for relative compaction by a qualified geotechnical testing agency, unless waived by the Administrative Official.

v. Compaction Exceptions:

i. Compaction may be less than ninety (90) percent of maximum density within six (6) inches of the slope surface when surface material is placed and compacted by a method acceptable to the Administrative Official for the planting of slopes.

ii. Fills not intended to support structures or roads may not need to be compacted to these standards if the Administrative Official determines that such compaction is unnecessary for safety and the purpose of the grading project.

4. Storm water

a. The improvements plan shall provide specific standards to protect the Upper Coyote Creek and Lower Coyote Creek against erosion and construction site runoff.

b. Any person engaged in activities or operations, or owning facilities or property which will or may result in pollutants entering storm water, the storm drain system, or waters of the State or of the United States shall implement BMPs to the extent they are technologically achievable and/or required by any applicable permit or regulatory requirement to prevent and reduce such pollutants. The owner or operator of a commercial or industrial establishment shall provide reasonable protection from accidental discharge of prohibited materials or other wastes into the County storm drain system or watercourses. Facilities to prevent accidental discharge of prohibited materials or other wastes shall be provided and maintained at the owner or operator's expense.

c. All structure shall be setback a minimum of 20 feet from the top of bank of Upper Coyote Creek and Lower Coyote Creek.

d. Within the 20 foot setback, the area shall be maintained in native vegetation to prevent erosion, treat runoff prior to going into the creeks, and to provide habitat for riparian species.

e. The use of pesticides and fertilizers is prohibited in locations within one hundred (100) feet of wetlands, the flood hazard area as identified on the Final Map, and the top of bank for Upper Coyote Creek and Lower Coyote Creek.

f. The use of permeable surface materials or wherever appropriate.

5. Air Quality

a. Lake County Air Quality Management District approved dust-suppression measures for grading activities and an asbestos dust hazard mitigation plans are required for projects located in Naturally Occurring Asbestos Areas.

b. The Improvements Plan shall include the placement of metal medallions at all stormwater drains stating the placement of chemicals in the storm drain is prohibited.

c. Construction activities associated with the site preparation shall include the use of palliatives, frequent watering or other methods to adequately reduce the generation of fugitive dust.

d. All roadway access and parking areas shall be adequately paved and maintained to reduce dust.

e. Graded surfaces shall be vegetated or otherwise receive treatment to reduce wind induced dusts.

f. A dust control plan shall be submitted as part of the Improvements Plan.

g. Vegetation removal shall be minimized and disposal of onsite vegetation shall be achieved by chipping or green waste disposal.

h. Charging stations for electric vehicles shall be installed, including in all commercial areas.

i. Housing shall be developed with efficient heating systems and solar technology be incorporated to reduce energy demands of this development, whether it be solar power for residential units, clubhouse, or for pool heating.

j. Wood stoves or fireplaces are prohibited.

k. The construction and use of alternate, renewable energy sources are encouraged.

l. The applicant shall pay all associate Quimby fees for the subdivision to the County of Lake's Public Services Department and submit proof of payment to the Planning Commission Secretary in the Community Development Department.

Prior to Construction

1. Upon completion of the improvements plan, a Conditional Letter of Map Revision shall be applied for from the Federal Emergency Management Agency for the property.
2. Upon issuance of the CL OMAR, the applicant shall apply for a rezoning to relocate the Floodway Combining District, the Floodway Fringe Combining District, and the Waterway Combining District from Coyote Creek within the project and to Lower Coyote Creek and Upper Coyote Creek. No permits, including grading or building permits shall be issued prior to the completion of this zoning map amendment.

During Construction

1. In the event that archaeological/paleontological resources are discovered during ground disturbing activities, the grading and construction work within 100 feet of the find shall be suspended until the significance of the features can be determined by a qualified professional archaeologist/paleontologist as appropriate. The qualified professional archaeologist/paleontologist shall make recommendations for measures necessary to protect the find; or to undertake data recovery, excavation, analysis, and curation of archaeological/paleontological materials as appropriate.

Pursuant to CEQA Guidelines (Section 15064.5), if human remains are discovered during project construction, state laws relating to prohibitions on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (California Health and Safety Code Section 7050.5) shall be complied. If human remains of Native American origin are discovered during project construction, State laws relating to the disposition of Native American burials, which fall within the jurisdiction of the Native American Heritage Commission (Public Resources Code Sec. 5097) shall be complied. If any human remains are discovered or recognized in any location on the project site, there shall be no further excavation or disturbance of the site or any area reasonably suspected to overlie adjacent human remains until:

a. The Lake County Coroner/Sheriff has been informed and has determined that no investigation of the cause of death is required; and 1. If the coroner determines that the remains are of Native American origin, a. The coroner shall contact the Native American Heritage Commission within 24 hours. b. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent (MLD) from the deceased Native American. c. The MLD shall have an opportunity to make a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or

b. Pursuant to Section 5097 of the Public resources Code, if the Native American Heritage Commission was unable to identify a descendant or the descendant failed to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

- i. Record the site with the commission or the appropriate Information Center.

- ii. Utilize an open-space or conservation zoning designation or easement.
- iii. Record a document with the county in which the property is located.

After Construction

1. Upon completion of the elements of the improvements plan that relate to the CLOMR, a Letter of Map Revision shall be prepared and submitted to the Federal Emergency Management Agency for approval. No building permits will be issued prior to the receipt of the LOMR.

Alternative Development Standards

| Citation | Standards | Alternative Standards |
|--------------------------|------------------------------------|---|
| 1. Section 17 - 26.2 (b) | Collector Street: 50 feet | Collector Street: 47 feet as depicted on Sheet 5 of 10 Vesting Tentative Map, Valley Oaks Subdivision, Revision #4, dated 11-30-2017. |
| 2. Section 17 - 26.2 (c) | Cul-de-sac & minor street: 50 feet | Cul-de-sac & minor street: 44 feet |

This permit may be revoked if the use for which the permit was granted is concluded 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.

Mireya G. Turner, Director
COMMUNITY DEVELOPMENT DEPARTMENT

Prepared by: ms

By: _____
Ruby Mitts, Office Administrator III

ACCEPTANCE

I have read and understand the foregoing Subdivision Map Extension and agree to each and every term and condition thereof.

Date: _____

Applicant or Authorized Agent Signature

Printed Name of Authorized Agent

COUNTY OF LAKE
VESTING TENTATIVE MAP; SD 06-01
VALLEY OAKS SUBDIVISION

Pursuant to the approval of the Lake County Planning Commission on January 25, 2018, there is hereby granted to **Valley Oaks Land and Development Inc.**, P O Box 7129 Santa Rosa CA 95407, approval of a **vesting tentative map**, on property located at **18196 and 18426 South State Highway 29, Middletown**, being **Assessor's Parcel Numbers 014-260-36 and 014-260-51**. This approval is subject to the terms and conditions listed below:

General

1. The Vesting Tentative Map (Tentative Map) approved are described as:
 - Valley Oaks Subdivision, Sheet No. 1, Revision #4, Dated 11-30-17, prepared by Ruzicka Associates
 - Valley Oaks Subdivision, Sheet No. 4, Revision #4, Dated 11-30-17, prepared by Ruzicka Associates
 - Valley Oaks Subdivision, Sheet No. 5, Revision #4, Dated 11-30-17, prepared by Ruzicka Associates
 - Valley Oaks Subdivision, Sheet No. 6, Revision #4, Dated 11-30-17, prepared by Ruzicka Associates
 - Valley Oaks Subdivision, Sheet No. 7, Revision #4, Dated 11-30-17, prepared by Ruzicka Associates
 - Valley Oaks Subdivision, Sheet No. 8, Revision #4, Dated 11-30-17, prepared by Ruzicka Associates
 - Valley Oaks Subdivision, Sheet No. 9, Revision #4, Dated 11-30-17, prepared by Ruzicka Associates
 - Valley Oaks Subdivision, Sheet No. 10, Revision #4, Dated 11-30-17, prepared by Ruzicka Associates.
2. The Community Development Director (Director) shall be the final arbitrator of all inconsistencies between the above reference sheets.
3. The Final Valley Oaks Environmental Impact Report and all appendices and referenced documents prepared by PMC and dated October, 2014 mitigation measures are incorporated into this document by reference and shall be complied with in the design, construction and maintenance of the Valley Oaks project.
4. The Lake County General Plan dated September 2008 is incorporated into this document by reference and shall be complied with in the design, construction and maintenance of the Valley Oaks project.

5. The Middletown Area Plan dated August 17, 2010 is incorporated into this document by reference and shall be complied with in the design, construction and maintenance of the Valley Oaks project.
6. The Ordinance Code of the County of Lake is incorporated into this document by reference and shall be complied with in the design, construction and maintenance of the Valley Oaks project, except as modified by the alternative development standards described below.
7. All mitigation measures included within the Mitigation Monitoring and Reporting Program (MMRP) are incorporated into this document by reference and shall be complied with in the design, construction and maintenance of the Valley Oaks project.
8. This approval 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 ay required from each agency.
9. Minor modifications not resulting in increased environmental impacts may be approved in writing by the Director.
10. This conditional approval of the Tentative Map shall expire in 60 days if all of the conditions under "Within Sixty Days of Project Approval "are not provided; This conditional approval of the Tentative map shall expire two years from the date of approval if an applicant for the improvements plan has not been filed; This conditional approval of the Tentative Map shall expire if construction has not started wilhin two years of the improvements plan approval; unless it has been vested or extended pursuant to the provisions of the "PDR" and/or "PDC" zoning district, or is revoked pursuant to the terms of this permit and/or Chapter 21 of the Lake County Code.

Within Sixty Days of Project Approval

1. The applicant shall submit to the Planning Commission Secretary a signed copy of the conditions of approval for the Valley Oaks Tentative Map (SD 06-01) application's conditions of approval.
2. The applicant shall submit to the Planning Commission Secretary a signed copy of the conditions of approval for the Valley Oaks project for the General Plan Amendment (GPD 06-01; the Rezone (RZ 06-01 and the General Plan of Development (GPD 06-01) application's conditions of approval. (Attachment A)
3. The applicant shall sign the General Plan of Development's (GPD 06-01) Indemnification Agreement and return it to the Planning Commission Secretary. (Attachment B)

4. Prior to Improvement Plan Submittal

1. The Tentative Map sheets, revision #4, dated 11-30-17 shall be revised as follows:
 - a. Remove all references to "specific plan of development" on all sheets.
 - b. Parcel J shall be modified to include all the property zoned "O" Open Space in Parcels A, B, and C and Valley Oak Village 5.
 - c. The property zoned "O" Open Space in Silver Sage Road shall be a separate parcel.
 - d. The parcel labeled "EVA" between lots 14 and 15 shall be eliminated and lots moved southwest to conform to the zoning map.
 - e. Lot 303 shall be eliminated and included in Parcel H.
 - f. The phasing, which shows the sequence in which development is to occur, shown on Sheet 4 shall be revised as follows:
 - i. Phase 1 shall be described as lots 1 through 73 and 303, parcels D, E, F, G, and H, the parcel between lots 303 and 304 which shall be labeled "Parcel K", Woodbine Drive, Foxtail Drive, Red Tail Drive from parcel F to the property line between parcel K and lot 304, Crossland Drive from Red Tail Drive to Arabian Lane, Oak Knoll Drive from Red Tail Drive to Valley Oaks Blvd., Arabian Lane from Oak Knoll Drive to Highway 29, Valley Oaks Blvd. from Oak Knoll Drive to Highway 29, and a unnamed road from Valley Oaks Blvd. in the vicinity of Parcel A and Valley Oaks Village V to Arabian Lane then proceeding to Valley Oaks Blvd. Red Tail Drive at parcel K shall include a forty foot in diameter cul-de-sac to allow for the turning around of emergency vehicles and fire truck. This cul-de-sac may be removed upon completion of phase 2. The discharge of Lower Coyote Creek into Coyote Creek shall be designed to prevent erosion of Coyote Creek and to prevent flood waters from Coyote Creek up to the 100 year storm event from flooding the Lower Coyote Creek watershed.
 - ii. Phase 2 shall be described as lots 74 through 116, 304 through 319, Foxfire Drive, Mistletoe Drive, and Red Tail Drive from Phase 1 to Foxfire Drive. Red Tail Drive at lot 320 shall include a forty foot in diameter cul-de-sac to allow for the turning around of emergency vehicles and fire truck. This cul-de-sac may be removed upon completion of phase 3. The stormwater management system for the runoff from Hidden Valley Lake Subdivision shall be completed and approved by the County prior to the filling of any portion of Coyote Creek.
 - iii. Phase 3 shall be described as lots 117 through 170, 320 through 334, parcel I, the portion of the median in Silver Sage Drive that is zoned "O" open space which shall be labeled "Parcel M", Chaparral Drive, Silver Sage Drive,

Red Tail Drive from phase 2 to Arabian Lane, and Arabian Lane from Phase 1 to Red Tail Drive.

- iv. Phase 4 shall be lots 210 through 250 and Crossland Drive from Arabian Lane to Oak Knoll Drive ending at the rear lot line of lots 201 and 246.
- v. Phase 5 shall be lots 171 through 200, 251 through 271, 335 through 352, Crossland Drive from phase 4 to Red Tail Drive, Bramblewood Drive from Arabian Lane to Red Tail Drive, Red Tail Drive from Arabian Lane to Bramblewood Drive, and the common area between lots 344 and 345 which shall be labeled "Parcel L".
- vi. Phase 6 shall be lots 272 through 302, 353 through 380, parcel J, Red Tail Drive from phase 5, Red Tail Court, and Valley Oaks Blvd. from Oak Knoll Drive to Red Tail Court.
- vii. Phase 7 shall be parcel C.
- g. The Director may revise the phasing plan provided that it is not significant and that all access and utility service requirements are met.
- h. For the area within the PDC zoning district, the applicant shall provide a proposed phasing plan and show that phasing plan on the Tentative Map.
- i. Sheets 5 thru 9 of the Tentative Map, Valley Oaks Subdivision, revision #4, dated 11-30-2017 shall be revised to show a 20-foot-wide conservation easement from the top of bank of Upper Coyote Creek and Lower Coyote Creek.
- j. Sheets 5 thru 9 of the Tentative Map, Valley Oaks Subdivision, revision #4, dated 11-30-2017 shall be revised to show a 100-foot-wide zone from wetlands, the flood hazard area as identified on the Final Map, and the top of bank for Upper Coyote Creek and Lower Coyote Creek where the use of pesticides and fertilizers is prohibited.
- k. An additional street cross section similar with the "street with median" cross section with parking on both sides of the street, between the bike path and the curb shall be added to sheet 1 of the Tentative Map, Valley Oaks Subdivision, revision #4, dated 11-30-2017.
- l. On sheet 5 of the Tentative Map, Valley Oaks Subdivision, revision #4, dated 11-30-2017, Valley Oaks Blvd., Arabian Lane, and Oak Meadow Drive within the Planned Development Commercial shall be revised to the street with median and parking on both sides. Stub-outs should be provided for the clear access to and placement of fire hydrants. Such stub-outs can be used for pedestrian access and possible crosswalks.

- m. The internal driveways located in Valley Oaks Village I and V, as depicted on sheet 5 of the Tentative Map, Valley Oaks Subdivision, revision #4, dated 11-30-2017, shall be constructed as part of phase 1. The intersections of the internal driveways at Valley Oaks Blvd. and Arabian Lane shall include a break in the median on Valley Oaks Blvd. and Arabian Lane to allow for vehicles to access all lanes of those roads.
 - n. Pursuant to Chapter 30, the Grading Ordinance, the watercourse corridor for Upper Coyote Creek and Lower Coyote Creek is defined as 50 feet landward of the top of bank and shall be shown on the Tentative Map. No winter grading shall be permitted within the watercourse.
 - o. The drainage improvements in Parcel F at Oak Meadows Road at Hartmann Road include a portion of the Valley Oaks III parcel. Include a drainage easement for that area.
 - p. Location of electrical lines, telephone lines, and cable lines shall be shown on the Tentative Map. These may be combined into one if clearly identified.
 - q. Location of proposed propane lines shall be shown on the Tentative Map.
 - r. All existing easements shall be shown on the Tentative Map.
 - s. An easement shall be shown for the sewer and water line running southwest of the cul-de-sac on Red Tail Drive to the property to the east.
 - t. A minimum of thirty-five percent (35%) of the entire project area shall be in open space.
2. The applicant shall provide for Lake County Transit service access to the project. The applicant shall provide the Community Development Department a copy of all correspondence with Lake County Transit regarding this matter. The Tentative Map shall be revised to show bus stop locations if requested by Lake County Transit.
 3. The status of the prescriptive easement or the right to direct stormwater in Coyote Creek and the drainage facility from Hidden Valley Lakes in the vicinity of the proposed Silver Sage Drive shall be clarified as to the owner and what rights they have to continue to discharge stormwater through that area.
 4. The owner of the prescriptive easement or the right to direct stormwater shall agree to the vacation of that easement and shall be given a new easement to discharge stormwater through Upper Coyote Creek and Lower Coyote Creek.
 5. The applicant shall prepare recommended standards to mitigate the impacts of potential soil liquefaction. The recommendation of said study shall be incorporated into the Improvements Plan, the Specific Plan of Development, and the Declaration of Conditions, Covenants, and Restrictions.

6. A Creek Management Plan shall be prepared for Lower Coyote Creek and Upper Coyote Creek to protect and maintain riparian resources and habitat. The recommendation of said plan shall be incorporated into the Improvements Plan and the Conditions, Covenants, and Restrictions documents.
7. The northern most portion of Coyote Creek where Valley Oak trees identified for preservation shall be protected. The design of Upper Coyote Creek in that vicinity shall not reduce the elevation of the streambed in this vicinity in order to protect the trees. Detailed cross sections shall be provided to show how this area will remain hydrated and how high velocity floodwaters will not be directed to the trees. If necessary, parcel D in that vicinity will be widened to meet the required floodwater storage while reducing the depth of the cut.
8. The traffic impact study prepared by Whitlock & Weinberger Transportation, Inc. shall be updated to reflect the new traffic corridors, i.e. the elimination of the intersection of Oak Meadow Drive and Hartmann Road. The recommendation of said study shall be incorporated into the Improvements Plan and the Specific Plan of Development.
9. Silver Sage Drive shall be redesigned so that no construction occurs within the dripline of the Valley Oak trees that are to be protected. In order to protect the trees, the area within the root zone of the trees shall be cut no more than six (6) inches.
10. The applicant shall provide a detail of the two gated entrances to the residential area, including security measures and procedures and compliance with Cal Fire requirements.
11. The applicant shall identify one or more storage parking lot(s) for recreational vehicles including travel trailers, campers, and boats shall be provided at a ratio of one parking space per five (5) residential dwelling units. Residential dwelling units include all single-family lots and multi-family units. These lots shall be screened by landscaping and fenced for aesthetic and security purposes. These lots shall be identified to provide storage space adequate, at a minimum, for each phase of development. The lots shall be designed to provide for the treatment of the first inch of stormwater runoff prior to discharge into Upper Coyote Creek or Lower Coyote Creek. The storage area shall be improved to prevent erosion and to be well drained. The storage lots shall be elevated above the Base Flood Elevation (BFE). Security lights shall be shielded such that no direct light falls outside the property perimeter, or into the public right-of-way.
12. The applicant shall provide the following information related to stormwater management
 - a. Provide documentation including a narrative in layman's terms addressing the impact of the proposed stormwater management system on property upstream

and downstream of the project. This shall include, but is not limited to, changes in the storm hydrograph, flooding, and alteration of stream beds.

- b. Provide a design for stormwater treatment that treats the first inch of runoff prior to discharge into Upper and Lower Coyote Creek that is compatible with all underground utilities and minimizes risk to the public.
 - c. Provide documentation of encroachment permits or agreements for work conducted outside the property owned by Valley Oaks.
 - d. Provide an agreement from the appropriate party vacating the legal rights to discharge into Coyote Creek and securing an easement to discharge into the Valley Oaks stormwater system constructed and maintained as part of this project.
 - e. Provide documentation of the legal right to discharge stormwater from Upper Coyote Creek to Putah Creek from the State of California.
 - f. The design of stormwater facilities adjacent to valley oaks that are to be preserve which do not lower the groundwater or reduce the moisture content of the soils within the dripline of the trees.
 - g. Agreement from all utilities as to the horizontal and vertical location of utilities within the road right of ways and adjacent utility easements.
 - h. The drainage improvements in Parcel F at Oak Meadows Road at Hartmann Road include a portion of the Valley Oaks III parcel. Include a drainage easement for that area.
13. The applicant shall provide the following information regarding flooding:
- a. An updated flood inundation zone map based on the Federal Emergency Management Agency (FEMA) Letter of Map Revision (LOMR) procedures.
 - b. A narrative discussing the study's assumptions, areas to be filled, Upper and Lower Coyote Creek design, the existing base food elevation and floodplain map, pre and post development base flood elevation and floodplain map, and impacts of changes in base flood elevation, areal extent of flooding, duration of flooding on-site and offsite, the impact of climate change, the need for compensatory storage, the impact on Putah Creek between Highway 29 and the Hidden Valley Lake levee and flooding in Hidden Valley Lakes as a result of piping the stormwater discharge. The study shall clearly describe all assumptions including antecedent conditions, amount of fill, and provide graphic depictions of the area flooded.
 - c. Based on the change in areas that may be flooded, identify mitigation measures for the property owners which will be impacted.

- d. Identify mitigation measures to reduce the risk of climate change related flooding to the residents and businesses within the Valley Oaks project.
14. The northern most portion of Coyote Creek where Valley Oak trees identified for preservation shall be protected. The design of Upper Coyote Creek in that vicinity shall not reduce the elevation of the streambed in this vicinity in order to protect the trees. Detailed cross sections shall be provided to show how this area will remain hydrated and how high velocity floodwaters will not be directed to the trees.

Prior to Completion of the Improvements Plan Document

1. Utilities

- a. Any utilities located within the FW or FF combining districts shall be flood proofed.
- b. All water supply and sanitary sewage systems shall be designed to minimize or eliminate:
 - i. Infiltration of flood waters into the system, and
 - ii. Discharge from the systems into flood waters.

2. Circulation and Roads

- a. All roads shall be designed so that the travel lanes are elevated above the base flood elevation as determined in the Conditional Letter of Map Revision (CLOMR).
- b. The Improvements Plan shall require encroachment permits from the Lake County Department of Public Works or California Department of Transportation when any road or driveway intersects county or state roadways, or for any work within the County or State right-of-way.
- c. No driveway shall be allowed to encroach closer than twenty (20) feet to the end or beginning of the radius on any street corner unless approved by the Lake County Department of Public Works.
- d. The width of a driveway providing access to a parking lot from the public street or between separate parking areas on a site is to be a minimum of twelve (12) feet for one-way access, twenty (20) feet for multiple-family residential and commercial two-way access.
- e. No driveway entering onto a right-of-way shall exceed a width of thirty (30) feet.
- f. Bridges built to span a watercourse shall be constructed to avoid altering the stream channel wherever possible. As much native riparian vegetation as possible shall be retained. All bridge plans shall be designed by a registered civil engineer. The bridge shall be constructed in compliance with requirements,

when necessary, of the California Department of Fish and Game, the United States Army Corps of Engineers, Lake County Hydrology Design Standards, the Lake County Floodplain Management Ordinance and any other agency with jurisdiction over the project.

3. Grading

- a. The improvements plan shall provide specific standards to protect the Upper Coyote Creek and Lower Coyote Creek against erosion and construction site runoff.
- b. The location of where excavated materials are to be stored shall be identified as part of the Improvements Plan and approved by the Community Development Director.
- c. All slopes shall be monitored and maintained to assure the success of the erosion control measures and/or revegetation.
- d. Temporary or permanent irrigation shall be provided and maintained where necessary to assure the successful establishment of vegetation.
- e. The faces of cut and fill slopes shall be prepared and maintained to control against erosion. This control may consist of effective planting. The protection for the slopes shall be installed as soon as practicable and prior to final inspection.
- f. Any area proposed for cut or fill shall be cleared. Clearing shall consist of removal and disposal of all trees, roots, brush or other vegetation, as well as the removal of any down timber, and debris.
- g. Cuts and fills shall be limited to the minimum amount necessary to provide stable embankments and conform to the following requirements:
 - i. Grading project design and implementation shall maximize the retention of natural landforms and features. Contours, elevations and shapes of finished surfaces shall be blended with adjacent natural terrain to the maximum extent feasible.
 - ii. Subsurface drainage. Cut and fill slopes shall be provided with subsurface drainage as necessary for stability.
 - iii. All slopes shall be monitored and maintained by the permittee to assure the success of the erosion control measures and/or revegetation. Temporary or permanent irrigation shall be provided where necessary to assure the successful establishment of vegetation.
 - iv. The faces of cut and fill slopes shall be prepared and maintained to control against erosion. This control may consist of effective planting. The

protection for the slopes shall be installed as soon as practicable and prior to final inspection.

- v. Any area proposed for cut or fill shall be cleared. For the purposes of this Section, clearing shall consist of removal and disposal of all trees, roots, brush or other vegetation, as well as the removal of any down timber, and debris.
- vi. All topsoil should be stockpiled separate from other spoils so as to preserve the resource for revegetation and contained using approved BMPs to prevent sediment-laden storm water from leaving the site.
- h. The toe or top of the cut shall be made no closer to the property boundary line than one-half (0.5) the height of the slope with a minimum of two (2) feet and a maximum of ten (10) feet. The setback may be increased if interceptor drains are required. Setback dimensions shall be horizontal distances measured perpendicular to the property boundary. The Community Development Director may approve alternative setbacks. The Director may require an investigation and recommendation by a qualified engineer or engineering geologist to demonstrate that the intent of the Lake County code has been satisfied.
- i. Trenches and pits shall be promptly backfilled and compacted to reduce the risk of erosion.
- j. Unless otherwise recommended in an approved soils engineering or engineering geology report, cuts shall conform to the following:
 - i. The slope of the cut shall be no steeper than is safe for the intended use and shall be no steeper than two (2) units horizontal in one (1) unit vertical (fifty (50) percent) unless the permittee furnishes a soils engineering and/or geology report affirming the stability and safety of a steeper slope.
 - ii. The toe of the cut shall be made no closer to the property boundary line than one-half (0.5) the height of the slope with a minimum of two (2) feet and a maximum of ten (10) feet. The setback may be increased if interceptor drains are required. Setback dimensions shall be horizontal distances measured perpendicular to the property boundary. The Community Development Director may approve alternative setbacks.
 - iii. The Community Development Director may require an investigation and recommendation by a qualified engineer or engineering geologist to demonstrate that the intent of this Section has been satisfied.
 - iv. Trenches and pits shall be promptly backfilled and compacted to reduce the risk of erosion.
 - v. Excavated materials removed during grading operations shall be handled in accordance with the following methods:

1. Stockpile sufficient topsoil onsite if necessary to use on area to be revegetated.
 2. Locate and protect stockpiled soil, using approved BMPs, so that it will not erode as a result of wind or rain.
 3. Apply mulch or other protective coverings on stockpiled material that will be exposed through the winter season.
 4. Dispose of material not intended to be used onsite in a manner and location approved by the Community Development Director and in compliance with the Asbestos Dust Mitigation Plan, if applicable.
- k. The Geotechnical Investigation report shall be reviewed by PJC prior to starting the Improvements Plan, and if the conclusions and recommendations are modified, they shall be approved in writing by PJC.
- l. Unless otherwise recommended in the approved soils engineering report, fills shall conform to the provisions of this Section. In the absence of an approved soils engineering report, these provisions may be waived by the Community Development Director for minor fills not intended to support structures.
- m. The source for all fill materials shall be identified and submitted with the application. The Ultramafic, Serpentine Rock and Soils Map of Lake County shall be consulted to determine the potential for serpentine in fill materials. Use of serpentine material as fill shall require an Asbestos Dust Mitigation Plan. Import of serpentine fill shall require a Lake County Air Quality Management District-issued plan.
- n. Fill slopes shall not be constructed on natural slopes steeper than one (1) unit vertical in two (2) units horizontal (fifty (50) percent). The ground surface shall be prepared to receive fill by removing vegetation, unsuitable fill, topsoil and other unsuitable materials, scarifying to provide a bond with the new fill and, where the slopes are steeper than one (1) unit vertical in five (5) units horizontal (twenty (20) percent) and the height is greater than five (5) feet, by benching into sound bedrock or other competent materials as determined by the soils engineer.
- o. When fill is to be placed over a cut, the bench under the toe of a fill in a slope steeper than five (5) units horizontal in one (1) unit vertical (twenty (20) percent) shall be at least ten (10) feet wide, but the cut shall be made before placing the fill and acceptance by the soils engineer or engineering geologist or both as a suitable foundation for fill.
- p. The toe of the fill slope shall be made no closer to the property boundary line than one-half (0.5) the height of the slope with a minimum of two (2) feet and a

maximum of twenty (20) feet. Setback dimensions shall be horizontal distances measured perpendicular to the property boundary. Where a fill slope is to be located near the site boundary and the adjacent off-site property is developed, special precautions shall be incorporated in the work as the Community Development Director deems necessary to protect the adjoining property from damage as a result of such grading. These precautions may include but are not limited to:

- i. Additional setbacks.
 - ii. Provisions for retaining or slough walls.
 - iii. Stabilization of the fill slope surface to minimize erosion.
 - iv. Provisions for the control and protection of surface waters.
- q. The Director may approve alternative setbacks and may require an investigation and recommendation by a qualified engineer or engineering geologist to demonstrate that the intent of this Section has been satisfied.
- r. Unsuitable materials shall not be permitted in fills. Unsuitable fill materials include: rocks or other irreducible materials exceeding twelve (12) inches in diameter, broken asphalt, vegetation and brush, soils high in organic material or other materials not capable of proper compaction, not conducive to stability or having the potential for environmental impact.
- s. Except as permitted by the Director, no rock or similar irreducible material with a maximum dimension greater than twelve (12) inches shall be buried or placed in fills. However, the Community Development Director may permit placement of larger rocks when the soils engineer properly devises a method of placement, and continuously inspects its placement and approves the fill stability. The following conditions shall also apply:
- i. Prior to issuance of a grading permit, potential rock disposal areas shall be delineated on the grading plan.
 - ii. Rock sizes greater than twelve (12) inches in maximum dimension shall be ten (10) feet or more below grade, measured vertically.
 - iii. Rocks shall be placed so as to assure filling of all voids with well-graded soil.
- t. All fills shall be planted, mulched and maintained or otherwise protected from the effects of storm runoff and wind erosion.
- u. All fills shall be compacted to a minimum of ninety (90) percent of maximum density. All fills shall be tested for relative compaction by a qualified geotechnical testing agency, unless waived by the Administrative Official.

v. Compaction Exceptions:

- i. Compaction may be less than ninety (90) percent of maximum density within six (6) inches of the slope surface when surface material is placed and compacted by a method acceptable to the Administrative Official for the planting of slopes.
- ii. Fills not intended to support structures or roads may not need to be compacted to these standards if the Administrative Official determines that such compaction is unnecessary for safety and the purpose of the grading project.

4. Storm water

- a. The improvements plan shall provide specific standards to protect the Upper Coyote Creek and Lower Coyote Creek against erosion and construction site runoff.
- b. Any person engaged in activities or operations, or owning facilities or property which will or may result in pollutants entering storm water, the storm drain system, or waters of the State or of the United States shall implement BMPs to the extent they are technologically achievable and/or required by any applicable permit or regulatory requirement to prevent and reduce such pollutants. The owner or operator of a commercial or industrial establishment shall provide reasonable protection from accidental discharge of prohibited materials or other wastes into the County storm drain system or watercourses. Facilities to prevent accidental discharge of prohibited materials or other wastes shall be provided and maintained at the owner or operator's expense.
- c. All structure shall be setback a minimum of 20 feet from the top of bank of Upper Coyote Creek and Lower Coyote Creek.
- d. Within the 20 foot setback, the area shall be maintained in native vegetation to prevent erosion, treat runoff prior to going into the creeks, and to provide habitat for riparian species.
- e. The use of pesticides and fertilizers is prohibited in locations within one hundred (100) feet of wetlands, the flood hazard area as identified on the Final Map, and the top of bank for Upper Coyote Creek and Lower Coyote Creek.
- f. The use of permeable surface materials or wherever appropriate.

5. Air Quality

- a. Lake County Air Quality Management District approved dust-suppression measures for grading activities and an asbestos dust hazard mitigation plans are required for projects located in Naturally Occurring Asbestos Areas.

- b. The Improvements Plan shall include the placement of metal medallions at all stormwater drains stating the placement of chemicals in the storm drain is prohibited.
- c. Construction activities associated with the site preparation shall include the use of palliatives, frequent watering or other methods to adequately reduce the generation of fugitive dust.
- d. All roadway access and parking areas shall be adequately paved and maintained to reduce dust.
- e. Graded surfaces shall be vegetated or otherwise receive treatment to reduce wind induced dusts.
- f. A dust control plan shall be submitted as part of the Improvements Plan.
- g. Vegetation removal shall be minimized and disposal of onsite vegetation shall be achieved by chipping or green waste disposal.
- h. Charging stations for electric vehicles shall be installed, including in all commercial areas.
- i. Housing shall be developed with efficient heating systems and solar technology be incorporated to reduce energy demands of this development, whether it be solar power for residential units, clubhouse, or for pool heating.
- j. Wood stoves or fireplaces are prohibited.
- k. The construction and use of alternate, renewable energy sources are encouraged.
- l. The applicant shall pay all associate Quimby fees for the subdivision to the County of Lake's Public Services Department and submit proof of payment to the Planning Commission Secretary in the Community Development Department.

Prior to Construction

1. Upon completion of the improvements plan, a Conditional Letter of Map Revision shall be applied for from the Federal Emergency Management Agency for the property.
2. Upon issuance of the CLOMAR, the applicant shall apply for a rezoning to relocate the Floodway Combining District, the Floodway Fringe Combining District, and the Waterway Combining District from Coyote Creek within the project and to Lower Coyote Creek and Upper Coyote Creek. No permits, including grading or building permits shall be issued prior to the completion of this zoning map amendment.

During Construction

1. In the event that archaeological/paleontological resources are discovered during ground disturbing activities, the grading and construction work within 100 feet of the find shall be suspended until the significance of the features can be determined by a qualified professional archaeologist/paleontologist as appropriate. The qualified professional archaeologist/paleontologist shall make recommendations for measures necessary to protect the find; or to undertake data recovery, excavation, analysis, and curation of archaeological/paleontological materials as appropriate.

Pursuant to CEQA Guidelines (Section 15064.5), if human remains are discovered during project construction, state laws relating to prohibitions on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (California Health and Safety Code Section 7050.5) shall be complied. If human remains of Native American origin are discovered during project construction, State laws relating to the disposition of Native American burials, which fall within the jurisdiction of the Native American Heritage Commission (Public Resources Code Sec. 5097) shall be complied. If any human remains are discovered or recognized in any location on the project site, there shall be no further excavation or disturbance of the site or any area reasonably suspected to overlie adjacent human remains until:

- a. The Lake County Coroner/Sheriff has been informed and has determined that no investigation of the cause of death is required; and 1. If the coroner determines that the remains are of Native American origin, a. The coroner shall contact the Native American Heritage Commission within 24 hours. b. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent (MLD) from the deceased Native American. c. The MLD shall have an opportunity to make a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or
- b. Pursuant to Section 5097 of the Public resources Code, if the Native American Heritage Commission was unable to identify a descendant or the descendant failed to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

- a. Record the site with the commission or the appropriate Information Center.
- b. Utilize an open-space or conservation zoning designation or easement.
- c. Record a document with the county in which the property is located.

After Construction

- 1. Upon completion of the elements of the improvements plan that relate to the CLOMR, a Letter of Map Revision shall be prepared and submitted to the Federal Emergency Management Agency for approval. No building permits will be issued prior to the receipt of the LOMR.

Alternative Development Standards

| Citation | Standards | Alternate Standard |
|--------------------------|------------------------------------|---|
| 1. Section 17 – 26.2 (b) | Collector Street: 50 feet | Collector Street: 47 feet as depicted on Sheet 5 of 10 Vesting Tentative Map, Valley Oaks Subdivision, Revision #4, dated 11-30-2017. |
| 2. Section 17 – 26.2 (c) | Cul-de-sac & minor street: 50 feet | Cul-de-sac & minor street: 44 feet |

COMMUNITY DEVELOPMENT DEPARTMENT

Robert Massarelli, AICP, Director

Prepared by: RJM[=

By: *Danae Bowen*
 Danae Bowen, Office Assistant III

ACCEPTANCE

I have read and understand the foregoing conditions and agree to each and every term and condition thereof.

Date: *3-22-18*

[Signature]
 Applicant or Authorized Agent

VALLEY OAKS AMENDED VESTING TENTATIVE SUBDIVISION MAP AND SPECIFIC PLAN OF DEVELOPMENT

GENERAL NOTES

THIS MAP SHALL COMPLY WITH THE STATE WATER RESOURCES CONTROL BOARD ORDINANCES AND THE CONSTRUCTION GENERAL PERMIT, CURRENT AT THE TIME OF CONSTRUCTION.

- CURRENT ZONING: PDR AND PDC
- CURRENT GENERAL PLAN: RESIDENTIAL AND COMMUNITY COMMERCIAL
- EXISTING IMPROVEMENTS: HORSE RANCH, BARN, CORRALS, RESIDENTIAL BLDGS. BURNED IN VALLEY FIRE, SEPTEMBER 2015
- WATER: HIDDEN VALLEY LAKE COMMUNITY SERVICES DISTRICT
- SEWER: HIDDEN VALLEY LAKE COMMUNITY SERVICES DISTRICT
- DRAINAGE: VALLEY OAKS HOMEOWNERS ASSOCIATION
- ROADS: VALLEY OAKS HOMEOWNERS ASSOCIATION
- GAS: NONE
- ELECTRIC: PACIFIC GAS & ELECTRIC
- TELEPHONE: AT & T
- FIRE: SOUTH LAKE COUNTY FIRE PROTECTION DISTRICT
- SCHOOLS: MIDDLETOWN UNIFIED SCHOOL DISTRICT
- PARKS & RECREATION: NONE
- FEDERAL: ZONE AO (SHALLOW FLOODING, 1 OR LESS)
- SPECIAL DISTRICTS: NONE
- SINGLE FAMILY RESIDENTIAL LOTS: 380 COMMON AREA PARCELS: 3
- 35 UNIT MEDIUM DENSITY RESIDENTIAL LOT 1 PARKS: 3
- 50 UNIT MULTIFAMILY RESIDENTIAL SENIOR LOT 1
- COMMERCIAL DEVELOPMENT LOTS: 6
- RESIDENTIAL LOTS: (380) COMMERCIAL LOTS: (6)
- MINIMUM LOT SIZE: 2,002 SQUARE FEET MINIMUM LOT SIZE: 2,002 SQUARE FEET
- AVERAGE LOT SIZE: 6,832 SF AVERAGE LOT SIZE: 5,116 SQUARE FEET
- PHASE 1: LOTS 1-73, 138-140, 303-320 PHASE 4: LOTS 201-250
- PHASE 2: LOTS 116-137, 141-193, 321-324 PHASE 5: LOTS 171-200, 251-271, 338-352
- PHASE 3: LOTS 116-137, 141-193, 321-324 PHASE 6: LOTS 272-301, 303-350

LOCATION MAP



NO SCALE

OWNER/DEVELOPER

VALLEY OAKS PARTNERS LLC
9275 EAST SHEA BOULEVARD, SUITE 214
SANTA ROSA, CA 95401
KEITH CAPRISAN
(480) 734-5586

ENGINEER THROUGH 3-3-27

ANDREA BARRON, R.C.E. 34388
2200 RANGE AVENUE, SUITE 204
SANTA ROSA, CA 95401
(707) 542-6220

ENGINEER THROUGH 208

CLIFFORD D. RUZICKA, R.C.E. 14861
2495 PARALLEL DRIVE
LAKEPORT, CA 95453
(707) 777-1111

ENGINEER FROM 208 FORWARD

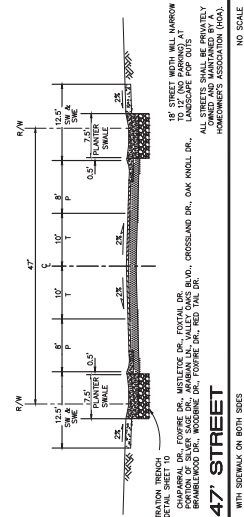
THOMAS BILLETIER, R.C.E. 78125
86 E. BERNARDSON BOULEVARD
SANTA ROSA, CA 95401
(707) 542-4321

ENGINEER THROUGH 3-3-27

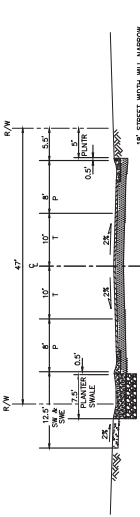
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2445 PARALLEL DRIVE
LAKEPORT, CA 95453
(707) 777-1111

ENGINEER FROM 208 FORWARD

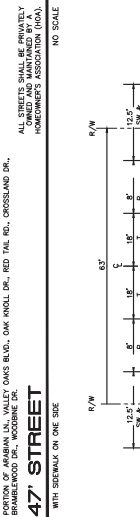
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LAKEPORT, CA 95453
(707) 542-6288



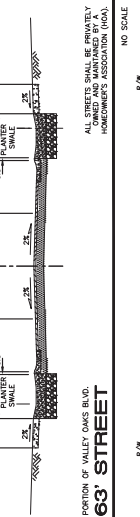
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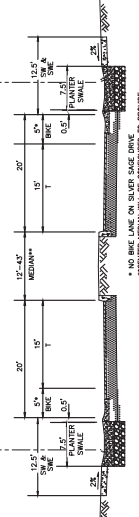
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NOTICE:

THIS SUBDIVISION IS LOCATED WITHIN THE SUBDIVISION RANGE OF THE HIDDEN VALLEY LAKE HOMEOWNERS ASSOCIATION. IN THE EVENT OF FAILURE OF THIS DRAWING, THE CLAIM IS MAINTAINED BY THE HIDDEN VALLEY LAKE HOMEOWNERS ASSOCIATION WHICH DOES NOT INCLUDE REPRESENTATION FROM THIS SUBDIVISION.

- 1. FINAL ENVIRONMENTAL IMPACT REPORT WAS CERTIFIED BY THE COUNTY OF LAKE BOARD OF SUPERVISORS ON 8/24/2015
- 2. ALL DEVELOPMENT AND CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE ATTACHED MEASURES ADOPTED IN THE FINAL E.I.R., WHICH ARE ATTACHED HERETO AND MADE PART OF THIS TENTATIVE SUBDIVISION MAP AND SPECIFIC PLAN OF DEVELOPMENT

FINAL CERTIFIED ENVIRONMENTAL IMPACT REPORT

NOT FOR CONSTRUCTION

- 1. COVER SHEET, TYPICAL STREET SECTIONS, LEGEND AND NOTES
- 2. LIMITED
- 3. UNLIMITED
- 4. FINAL TYPICAL SUBDIVISION AND SPECIFIC PLAN OF DEVELOPMENT
- 5. PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR COMMERCIAL PARCELS
- 6. PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR PHASE 1
- 7. PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR PHASE 2 & 3
- 8. PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR PHASE 4 & 5
- 9. PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR PHASE 6
- 10. DETAILS AND NOTES
- 11. OAK MEADOW ROAD EXTENSION
- 12. COMMERCIAL AREA PHASE PLAN
- 13. COMMERCIAL PHASE 1 ACCESS PLAN
- 14. COMMERCIAL PHASE 2 ACCESS PLAN
- 15. COMMERCIAL PHASE 3 ACCESS PLAN

INDEX OF DRAWINGS

COVER SHEET, TYPICAL STREET SECTIONS, LEGEND AND NOTES

LIMITED

UNLIMITED

FINAL TYPICAL SUBDIVISION AND SPECIFIC PLAN OF DEVELOPMENT

PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR COMMERCIAL PARCELS

PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR PHASE 1

PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR PHASE 2 & 3

PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR PHASE 4 & 5

PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR PHASE 6

DETAILS AND NOTES

OAK MEADOW ROAD EXTENSION

COMMERCIAL AREA PHASE PLAN

COMMERCIAL PHASE 1 ACCESS PLAN

COMMERCIAL PHASE 2 ACCESS PLAN

COMMERCIAL PHASE 3 ACCESS PLAN



VICINITY MAP

NOT FOR CONSTRUCTION

BC ENGINEERING & LAND PLANNING
12200 S. STATE STREET, SUITE 200
SANTA ROSA, CA 95403
WWW.BCEENGINEERING.COM
418 S. STATE STREET, SUITE 200, SANTA ROSA, CA 95401
603 S. STATE STREET, SUITE 200, SANTA ROSA, CA 95402

| REV. | DESCRIPTION | DATE |
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603 S. STATE STREET, SUITE 100
SANTA ROSA, CALIFORNIA 95401
WWW.BCENGINEERING.COM
TEL: 707.542.4321
FAX: 707.542.4323



VALLEY OAKS SUBDIVISION
(WESTING TENTATIVE MAP 50 98-01)
DEVELOPMENT
SITE PLAN - TENTATIVE SUBDIVISION AND SPECIFIC PLAN OF
COUNTY OF LAKE

DATE: OCT 2022
JOB: R40-18
DRAWN: JAB
SCALE: AS SHOWN
SHEET: 014-360-24
SHEET #:
SHEET:

NOT FOR CONSTRUCTION

BOUNDARY LINE DATA

| NO. | BOUNDARY | LENGTH |
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ABBREVIATIONS

- AB AGGREGATE BASE
- APN ASSessor's PARCEL NUMBER
- BO BLOWOFF
- EVA EVAPORATION
- EX EXISTING
- FL FLOW
- L1 LENGTH
- P/A PROPOSED ALTERNATIVE
- P/D PRIVATE DRAINAGE EASEMENT
- R/W RIGHT OF WAY
- SD STORM DRAIN
- SKB SKIMMER
- SSB STORM DRAIN BASIN
- SSM STORM DRAIN MANHOLE
- SSS STORM DRAIN
- SSN SANITARY SEWER
- SSW SANITARY SEWER MANHOLE
- SW SHERWOOD WAY
- W WATER LINE

NOTICE:

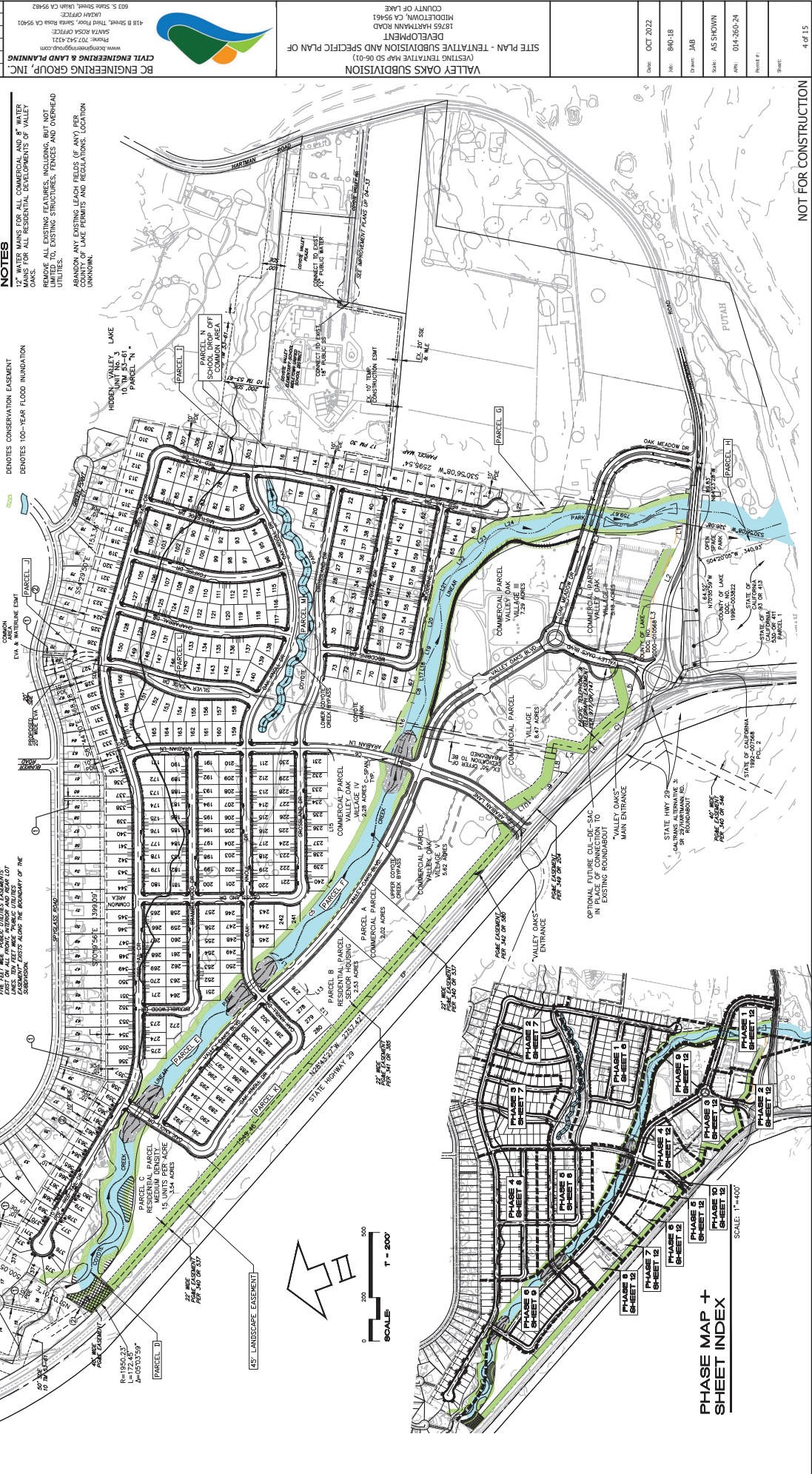
THIS SUBDIVISION IS LOCATED WITHIN THE INUNDATION ZONE OF THE HIDDEN VALLEY LAKE. THE HIDDEN VALLEY LAKE HOMEOWNERS ASSOCIATION IS MAINTAINED BY THE HIDDEN VALLEY LAKE HOMEOWNERS ASSOCIATION WHICH DOES NOT INCLUDE REPRESENTATION FROM THIS SUBDIVISION.

LEGEND

- STORM DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- STORM DRAIN
- SANITARY SEWER
- SANITARY SEWER MANHOLE
- SHERWOOD WAY
- TYPICAL
- WATER LINE

NOTES

- 12" WATER MAINS FOR ALL COMMERCIAL AND 8" WATER MAINS FOR ALL RESIDENTIAL DEVELOPMENTS OF VALLEY OAKS.
- REMOVE ALL EXISTING STRUCTURES, FENCES AND OVERHEAD UTILITIES.
- ABANDON ANY EXISTING LEACH FIELDS IF ANY FOR WHICH THE LOCATION AND REGULATIONS LOCATION ARE UNKNOWN.



PHASE MAP + SHEET INDEX

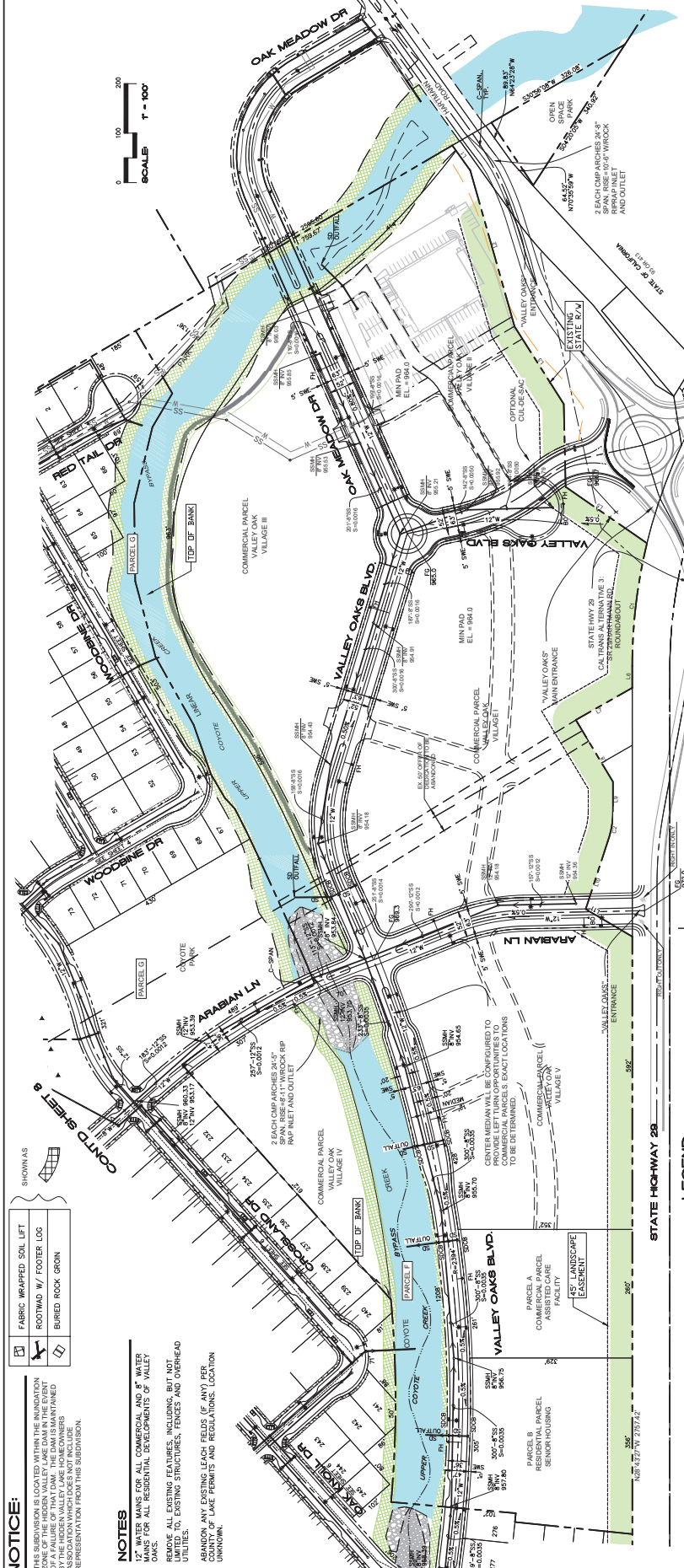
SCALE: 1" = 200'

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 418 S. STREET, THIRD FLOOR, SANTA ROSA, CA 95401
 530.453.4322
 530.453.4323
 530.453.4324
 530.453.4325
 530.453.4326
 530.453.4327
 530.453.4328
 530.453.4329
 530.453.4330

PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR
 VALLEY OAKS SUBDIVISION
 (VESTING TENTATIVE MAP 50 06-01)
 18355 MARIAN ROAD
 MIDDELTON, CA 95461
 COUNTY OF LAKE

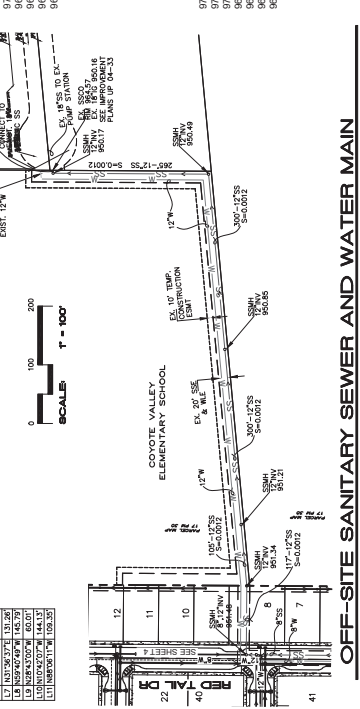
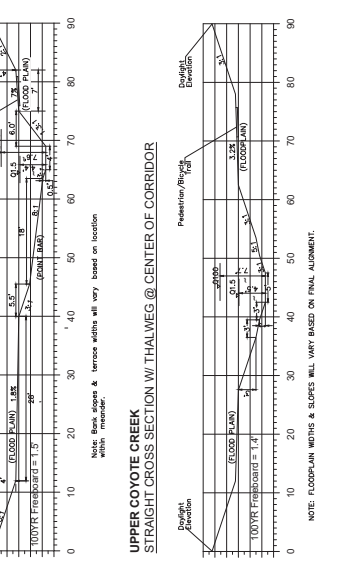
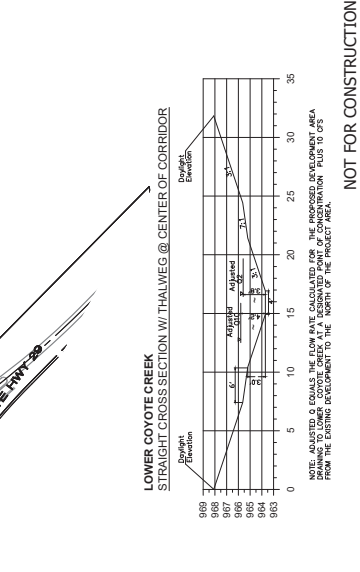
DATE: OCT 2022
 JOB: R40-18
 DRAWN: JAB
 SCALE: AS SHOWN
 PLAN: 014-260-24
 SHEET: 41 OF 15



NOTICE:
 THIS PLAN IS A PRELIMINARY REPRESENTATION OF THE PROPOSED DEVELOPMENT. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN.

NOTES:
 1. WATER MAINS FOR ALL COMMERCIAL AND 8" WATER MAINS FOR ALL RESIDENTIAL DEVELOPMENTS OF VALLEY OAKS. THE DAMS MAINTAINED IN THE VALLEY OAKS ARE THE PROPERTY OF THE COUNTY OF LAKE PERMITS AND REGULATIONS. LOCATION UNKNOWN.
 2. REMOVE ALL EXISTING FEATURES, INCLUDING, BUT NOT LIMITED TO, EXISTING STRUCTURES, FENCES AND OVERHEAD UTILITIES.
 3. ABANDON ANY EXISTING LEACH FIELDS (IF ANY) PER COUNTY OF LAKE PERMITS AND REGULATIONS. LOCATION UNKNOWN.

CENTER MEDIAN WILL BE CONFIGURED TO PROVIDE LEFT TURN OPPORTUNITIES TO TRAVELING IN BOTH DIRECTIONS TO BE DETERMINED.
 COMMERCIAL PARCEL (VILLAGE I)
 COMMERCIAL PARCEL (VILLAGE II)
 COMMERCIAL PARCEL (VILLAGE III)
 COMMERCIAL PARCEL (VILLAGE IV)



NOT FOR CONSTRUCTION
OFF-SITE SANITARY SEWER AND WATER MAIN

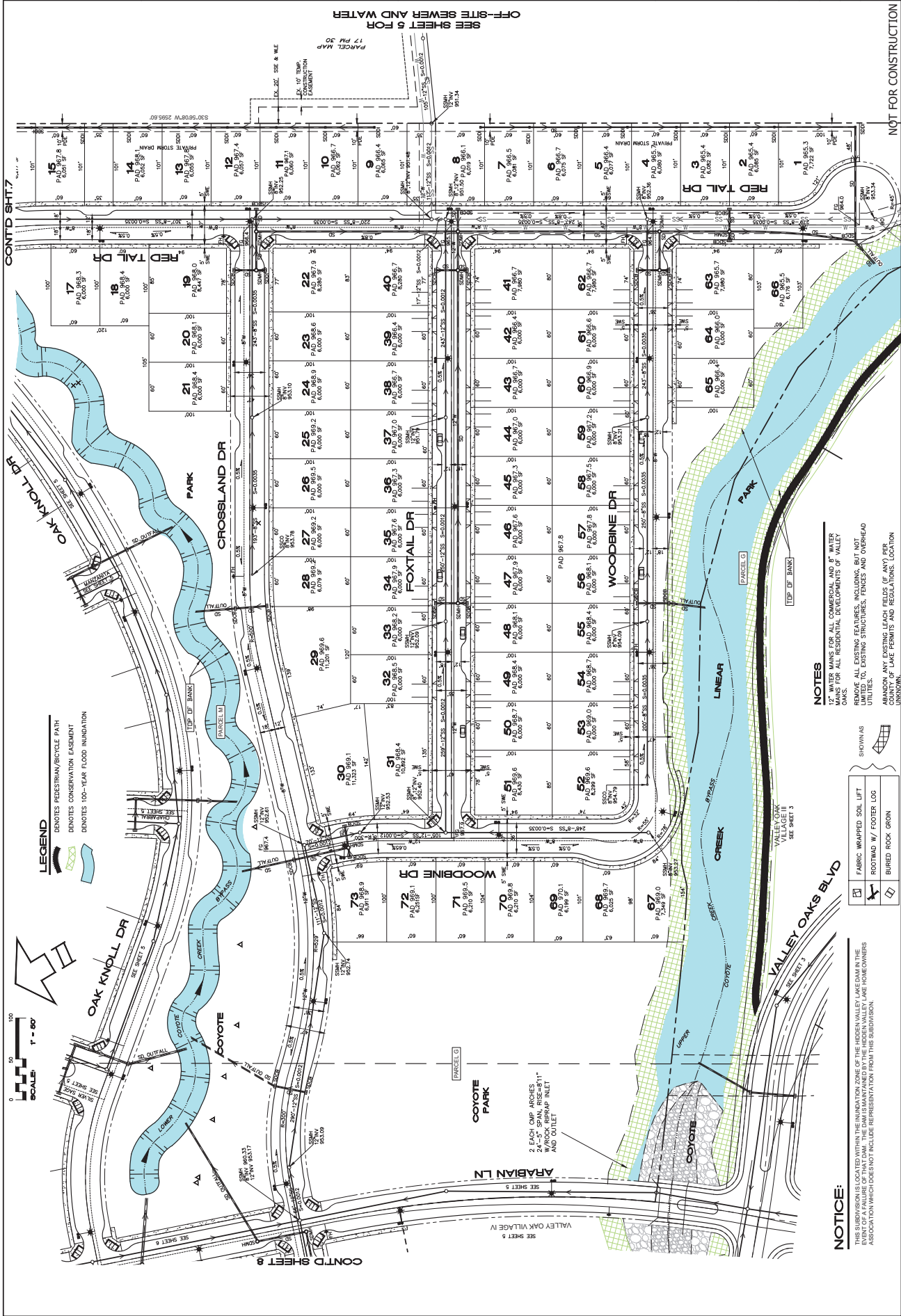
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 418 S. STATE STREET, SUITE 200, SAN JOSE, CA 95101
 603 S. STATE STREET, SUITE 401, SAN JOSE, CA 95102



VALLEY OAKS SUBDIVISION
 (VESTING TENTATIVE MAP 50 06-01)
 PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR
 PHASE 1
 18755 MERRIMAN ROAD
 MIDDELTON, CA 95461
 COUNTY OF LAKE

DATE: OCT 2022
 JOB: 840-18
 DRAWN: JAB
 SCALE: AS SHOWN
 SHEET: 014-260-24
 SHEET 6 OF 15



CONT'D SHEET 9
 CONT'D SHEET 7
 SEE SHEET 5 FOR OFF-SITE SEWER AND WATER
 PARCEL MAP 17 PM 30
 EX. 20' ESE & WSE
 EX. 10' TEMP. EASEMENT FOR
 EX. 10' TEMP. EASEMENT FOR
 EX. 10' TEMP. EASEMENT FOR

NOTES
 1. REMOVE ALL EXISTING UTILITIES AND ALL EXISTING UTILITIES.
 2. REMOVE ALL EXISTING UTILITIES, INCLUDING, BUT NOT LIMITED TO, EXISTING STRUCTURES, FENCES AND OVERHEAD UTILITIES.
 3. ABANDON ANY EXISTING LEACH PILES (IF ANY) PER COUNTY OF LAKE PERMITS AND REGULATIONS. LOCATION UNKNOWN.

- LEGEND**
- REMOVES PEDESTRIAN/BICYCLE PATH
 - REMOVES CONSERVATION EASEMENT
 - REMOVES 100-YEAR FLOOD INUNDATION
- NOTICE:**
 THIS SUBDIVISION IS LOCATED WITHIN THE INUNDATION ZONE OF THE HIDDEN VALLEY LAKE DAM IN THE COUNTY OF LAKE. THE ASSOCIATION WHICH DOES NOT INCLUDE REPRESENTATION FROM THIS SUBDIVISION.
- SHOWAS**
- FABRIC WRAPPED SOIL LEFT
 - ROOTWAD W/ FOOTER LOG
 - BURIED ROCK GRON

NOT FOR CONSTRUCTION

NOTES

12" WATER MAINS FOR ALL COMMERCIAL AND 8" WATER MAINS FOR ALL RESIDENTIAL DEVELOPMENTS OF VALLEY OAKS FOR ALL EXISTING FEATURES, INCLUDING, BUT NOT LIMITED TO, EXISTING STRUCTURES, FENCES AND OVERHEAD UTILITIES.

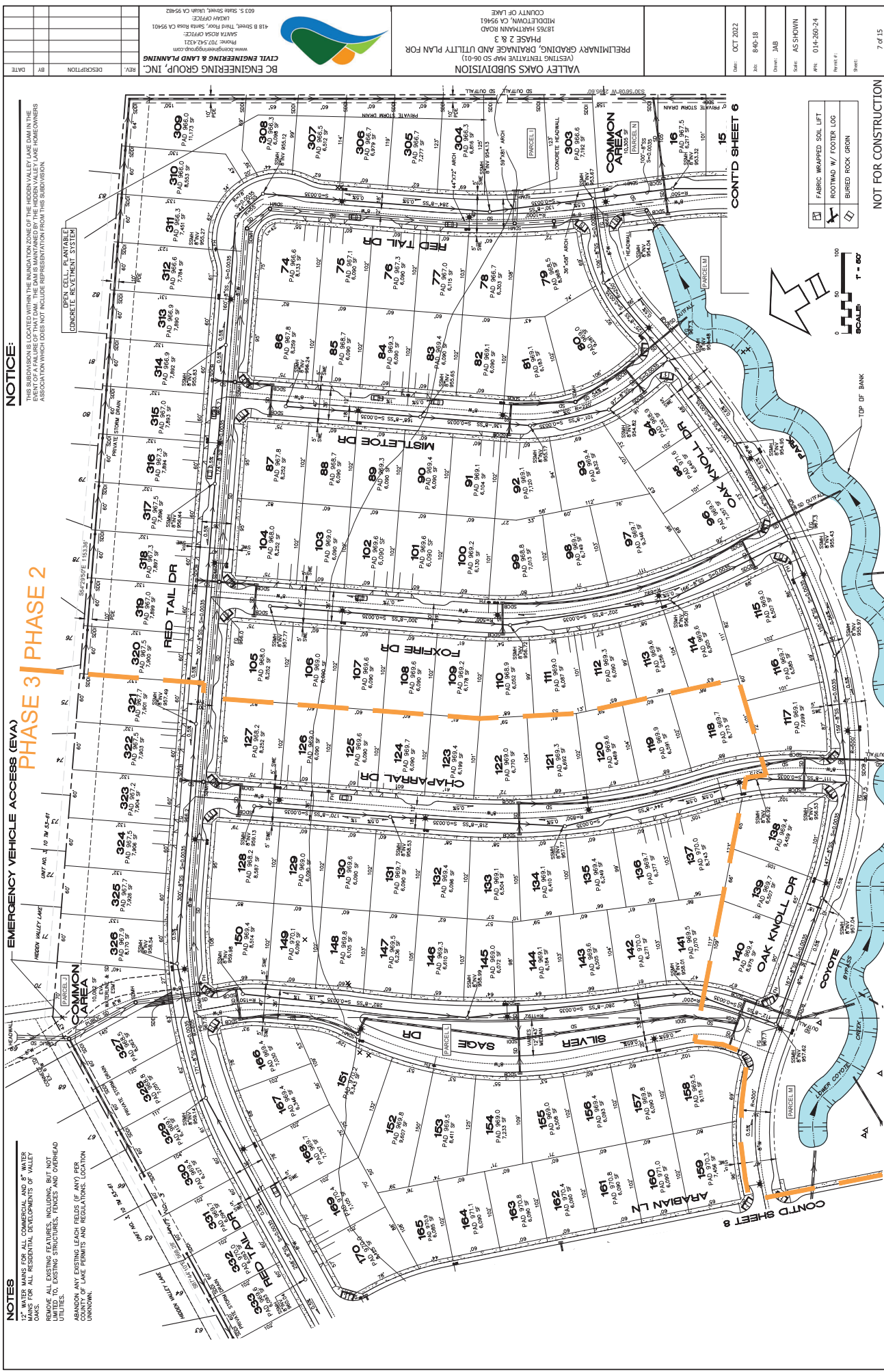
ABANDON ANY EXISTING LEACH FIELDS IF ANY PER ABANDON ANY LAKE PERMITS AND REGULATIONS. LOCATION UNKNOWN.

EMERGENCY VEHICLE ACCESS (EVA)

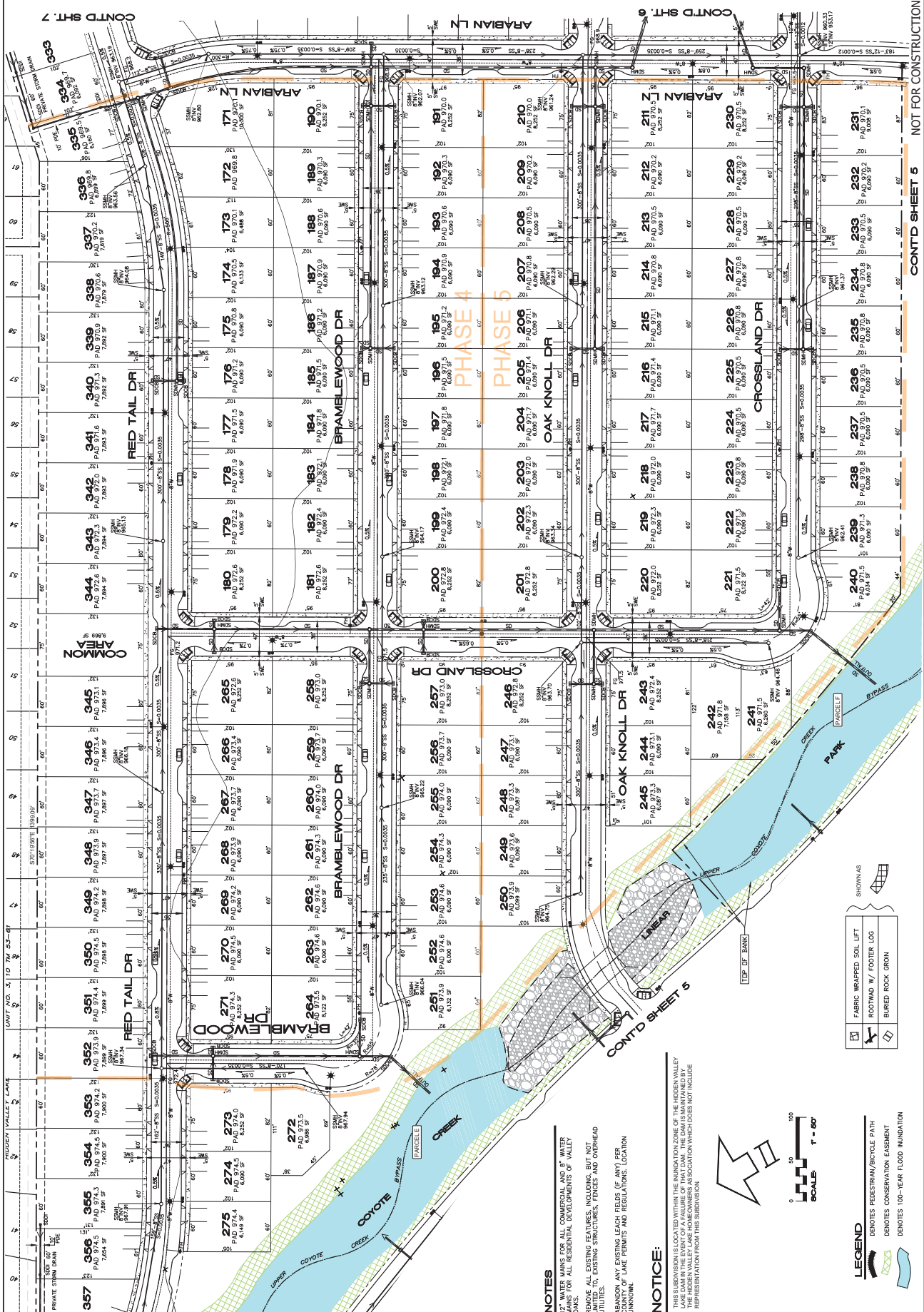
PHASE 3 | PHASE 2

NOTICE:

THIS SUBDIVISION IS LOCATED WITHIN THE JURISDICTION OF THE HIDDEN VALLEY LAKE HOMEOWNERS ASSOCIATION. THE DRAWING IS MAINTAINED BY THE HIDDEN VALLEY LAKE HOMEOWNERS ASSOCIATION WHICH DOES NOT INCLUDE REPRESENTATION FROM THIS SUBDIVISION.



NOT FOR CONSTRUCTION



CONTD. SHT. 6

CONTD. SHT. 7

CONTD. SHT. 9

NOT FOR CONSTRUCTION

NOTES
 12" WATER MAINS FOR ALL COMMERCIAL AND 8" WATER MAINS FOR ALL RESIDENTIAL DEVELOPMENTS OF VALLEY PARKWAY.
 REMOVE ALL EXISTING FEATURES, INCLUDING, BUT NOT LIMITED TO, EXISTING STRUCTURES, FENCES AND OVERHEAD UTILITIES.
 ABANDON ANY EXISTING LEACH FIELDS (IF ANY) PER LOCAL AND STATE LAKE PERMITS AND REGULATIONS. LOCATION UNKNOWN.

NOTICE:
 THIS SUBDIVISION IS LOCATED WITHIN THE INUNDATION ZONE OF THE HIDDEN VALLEY LAKE DAM IN THE EVENT OF A FAILURE OF THAT DAM. THE DAM IS MAINTAINED BY THE CALIFORNIA DEPARTMENT OF WATER RESOURCES. INVESTIGATION INTO THE CAUSE OF FAILURE OF THE DAM IS BEING CONDUCTED BY THE CALIFORNIA DEPARTMENT OF WATER RESOURCES. THIS REPRESENTATION FROM THIS SUBDIVISION.

LEGEND
 DENOTES PEDESTRIAN/BICYCLE PATH
 DENOTES CONSERVATION EASEMENT
 DENOTES 100-YEAR FLOOD INUNDATION

SHOWS:
 FABRIC WRAPPED SOIL LIFT
 ROOTWAD W/ FOOTER LOG
 BURIED ROCK GROUT

SCALE
 0 50 100
 T = 60'

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BC ENGINEERING & LAND PLANNING
 WWW.BCENGINEERING.COM
 5555 WEST 12TH AVENUE, SUITE 100
 VANCOUVER, BC V6P 2C6
 TEL: 604-273-7525
 603 S. STATE STREET, SUITE CA 95402
 FOLSOM, CA 95630
 TEL: 916-439-8100



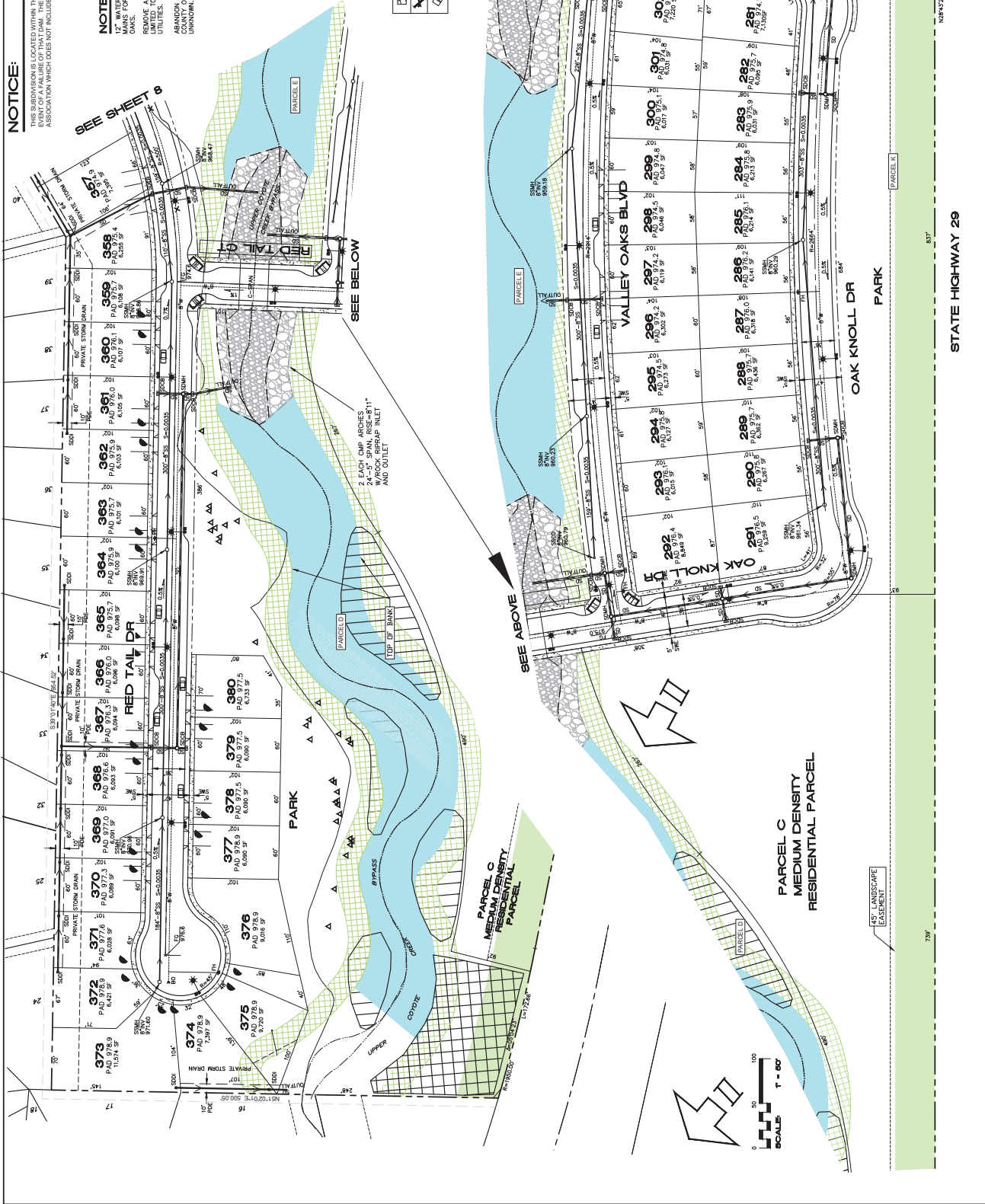
VALLEY OAKS SUBDIVISION
 (SEE TENTATIVE MAP 50 06-01)
 PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR
 PHASE 5
 18705 WILLOWBROOK ROAD
 MIDCLOTTOWN, CA 95461
 COUNTY OF LAKE

| | |
|------------|------------|
| DATE: | OCT 2022 |
| JOB: | 840-18 |
| DRAWN: | JAB |
| TITLE: | AS SHOWN |
| APP.: | 014-260-24 |
| PROJECT #: | |
| SHEET: | |

NOTICE:
 THIS DRAWING IS LOCATED WITHIN THE JURISDICTION OF THE MIDCLOTTOWN VALLEY LAKE WITHIN THE DISTRICT OF PAVEMENTS AND UTILITIES. THE MIDCLOTTOWN VALLEY LAKE HOMEOWNERS ASSOCIATION WHICH DOES NOT INCLUDE REPRESENTATION FROM THE SUBDIVISION.

NOTES
 1. THIS PLAN IS FOR ALL COMMERCIAL AND RESIDENTIAL DEVELOPMENTS OF VALLEY OAKS.
 2. REMOVE ALL EXISTING FEATURES, INCLUDING, BUT NOT LIMITED TO, EXISTING STRUCTURES, FENCES AND OVERHEAD UTILITIES.
 3. ABANDON ANY EXISTING LEACH FIELDS (IF ANY) PER COUNTY OF LAKE PERMITS AND REGULATIONS. LOCATION UNKNOWN.

LEGEND
 DENOTES PEDESTRIAN/BICYCLE PATH
 DENOTES CONSERVATION EASEMENT
 DENOTES 100-YEAR FLOOD INUNDATION



NOT FOR CONSTRUCTION

STATE HIGHWAY 29

NOTES:

NOTICE:

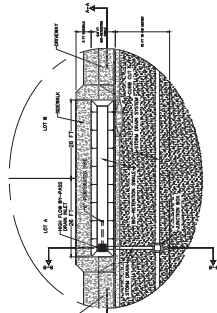
THIS SUBDIVISION IS LOCATED WITHIN THE INUNDATION ZONE OF THE HIDDEN VALLEY LAKE DAM. THE HIDDEN VALLEY LAKE DAM IS OWNED BY THE HIDDEN VALLEY LAKE HOMEOWNERS ASSOCIATION WHICH DOES NOT INCLUDE REPRESENTATION FROM THIS SUBDIVISION.

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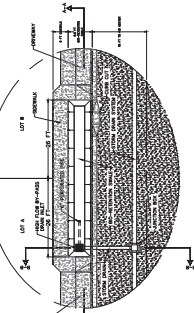
BC ENGINEERING & LAND PLANNING, INC.
 WWW.BCENGINEERINGGROUP.COM
 PHONE: 707.542.4321
 SKAYLA ROSA OFFICE:
 418 SHAWL, THIRD FLOOR, SANTA ROSA, CA 95401
 LEARN OFFICE:
 603 S. STATE STREET, Ukiah CA 95482



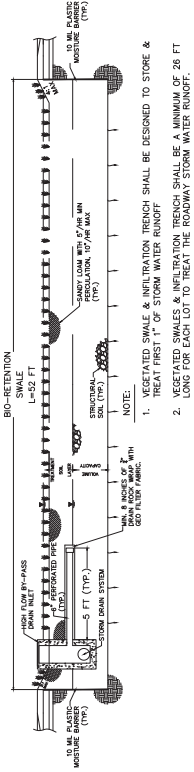
VALLEY OAKS SUBDIVISION
 (WESTING TENTATIVE MAP 50 06-01)
 DETAILS AND NOTES
 18755 HARTMANN ROAD
 MIDDELTON, CA 95461
 COUNTY OF LAKE



TYPICAL ROLL CURB AND GUTTER
 N.T.S.

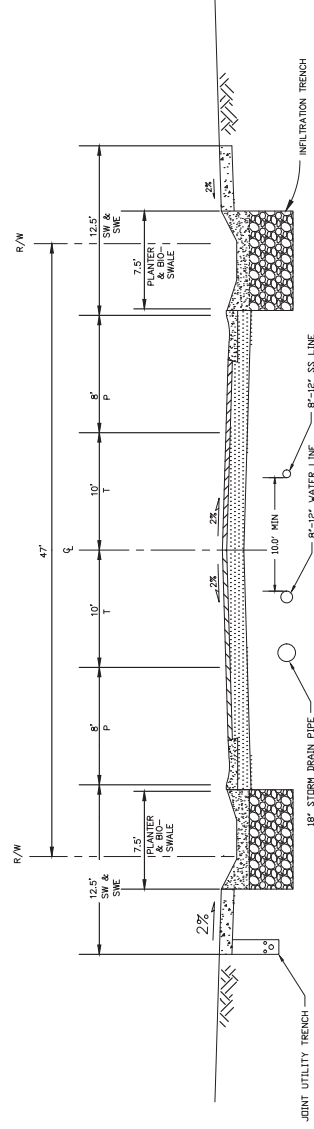


A-A SECTION VIEW
 N.T.S.



B-B SECTION VIEW
 N.T.S.

TYPICAL VEGETATED SWALE AND INFILTRATION TRENCH FOR STORM WATER STORAGE AND TREATMENT



TYPICAL STREET SECTION SHOWING WATER, SEWER, STORM DRAIN AND UTILITY TRENCH

NOT FOR CONSTRUCTION

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 52474 ROSA OFFICE
 418 B STREET, THIRD FLOOR, SANTA ROSA, CA 95401
 603 S. STATE STREET, SUITE 100, SAN JOSE, CA 95128



VALLEY OAKS SUBDIVISION
 (VESTING TENTATIVE MAP SO 06-01)
 COMMERCIAL AREA PHASE PLAN
 18785 MARIANNA ROAD
 HEALINGWELL, CA 95441
 COUNTY OF LAKE

DATE: OCT 2022
 JOB: B1018
 DRAWN: JAB
 SCALE: AS SHOWN
 DATE: 01-26-2024
 SHEET #:
 SHEET:

NOT FOR CONSTRUCTION

ABBREVIATIONS

| APN | ASSESSORS PARCEL NUMBER |
|-----|---------------------------|
| CS | CATCH BASIN |
| DN | DRAINAGE |
| EP | EDGE OF PAVEMENT |
| HN | HYDRANT |
| HW | HYDRO-PNEUMATIC EQUIPMENT |
| MIN | MINIMUM |
| ROW | RIGHT OF WAY |
| SS | STORM WATER DRAIN PIPE |
| SW | SANITARY SEWER |
| SE | SEWER |
| SW | STREET LIGHT |
| SW | STREETWALK EASEMENT |
| W | WATER |
| WE | WATERLINE EASEMENT |

LEGEND

| EXISTING | PROPOSED | DEFINITION |
|----------|----------|--------------------------|
| --- | --- | PROPERTY LINE |
| --- | --- | ROAD CENTERLINE |
| --- | --- | EASEMENT |
| --- | --- | HYDRANT |
| --- | --- | SANITARY SEWER PIPE |
| --- | --- | STORM WATER DRAIN PIPE |
| --- | --- | STREET LIGHT |
| --- | --- | WATER LINE |
| --- | --- | DRAINAGE SWALE FLOW LINE |
| --- | --- | EDGE OF PAVEMENT |
| --- | --- | FENCE |
| --- | --- | CONCRETE |
| --- | --- | ASPHALT PAVING |

NOTES:

1. THIS SHEET SHOWS THE REVISED LOCATION OF OAK HOLLOW DRIVE OFF OF PHASE 10. THE EXISTING LOCATION OF OAK HOLLOW DRIVE IS SHOWN ON SHEET 17 OF THE TENTATIVE MAP SUBMITTED ON 11/20/2017.

2. THE CURRENTLY PROPOSED LOT LINES AND UTILITIES IN THIS INTERIOR LOTS WITHIN THE PLANNED DEVELOPMENT COMMERCIAL AREAS WILL BE DETERMINED WHEN THE DEVELOPMENT OCCURS.

3. THE RESULTANT PARCEL WILL REMAIN AS ONE PARCEL. THE OWNER RESERVES THE RIGHT TO SUBDIVIDE THIS PARCEL IN THE FUTURE UNDER A SEPARATE APPLICATION.

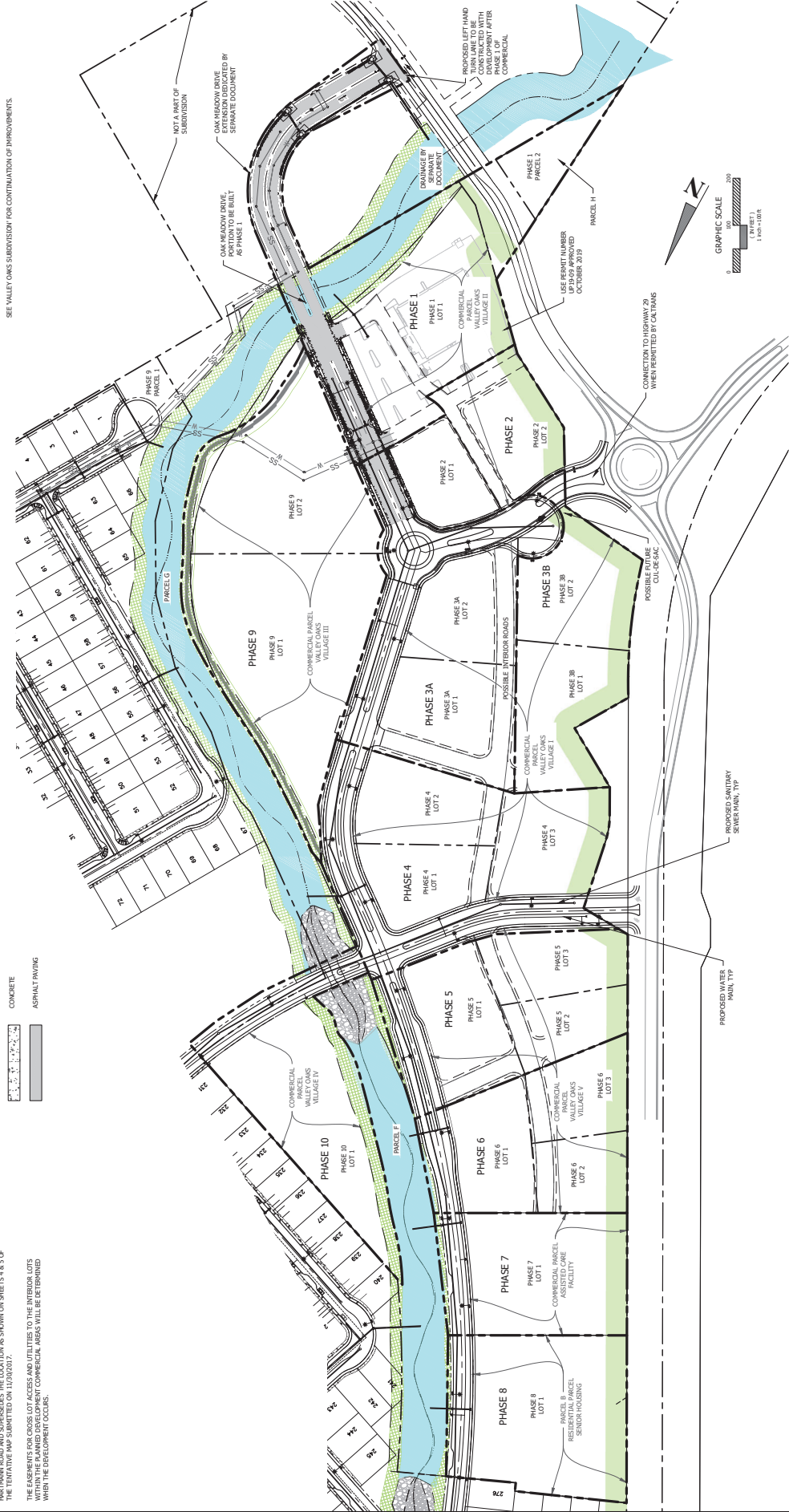
4. SEE IMPROVEMENT DRAWINGS SUBMITTED TO COUNTY OF LAKE DEPARTMENT OF PUBLIC WORKS UNDER ENCUMBRANCE PERMIT NO. 1988, ISSUED ON AUGUST 17, 2023 FOR FURTHER DETAILS ON ROAD RELOCATION.

5. THE PROPOSED PARCEL WILL REMAIN AS ONE PARCEL. THE OWNER RESERVES THE RIGHT TO SUBDIVIDE THIS PARCEL IN THE FUTURE UNDER A SEPARATE APPLICATION.

6. THIS SHEET SHOWS THE REVISED LOCATION OF OAK HOLLOW DRIVE OFF OF PHASE 10. THE EXISTING LOCATION OF OAK HOLLOW DRIVE IS SHOWN ON SHEET 17 OF THE TENTATIVE MAP SUBMITTED ON 11/20/2017.

7. THE CURRENTLY PROPOSED LOT LINES AND UTILITIES IN THIS INTERIOR LOTS WITHIN THE PLANNED DEVELOPMENT COMMERCIAL AREAS WILL BE DETERMINED WHEN THE DEVELOPMENT OCCURS.

SEE VALLEY OAKS SUBDIVISION FOR CONTINUATION OF IMPROVEMENTS.



NOT FOR CONSTRUCTION

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 418 S SHAWL, THIRDS FLOOR, SHERMAN ROAD, CA 95401
 530.742.4322
 603 S. STATE STREET, SUITE 400, CA 95842



VALLEY OAKS SUBDIVISION
 (VESTING TENTATIVE MAP SD 06-01)
 COMMERCIAL PHASE 1 ACCESS PLAN
 18785 HARTMAN ROAD
 MIDCLOTTOWN, CA 95461
 COUNTY OF LAKE

DATE: OCT 2022
 JOB: B10-18
 DRAWN: JAB
 SCALE: AS SHOWN
 REV: 01-260-24
 SHEET #:
 SHEET:

13 of 15

ABBREVIATIONS

| | |
|-----------|-------------------------|
| APN | ASSESSORS PARCEL NUMBER |
| CS | CATCH BASIN |
| DN | DOCUMENT NUMBER |
| EP | EDGE OF PAVEMENT |
| EP | EXISTING PAVEMENT |
| HN | HYDRANT |
| HW | HYDRAULIC EQUIPMENT |
| ROW or RW | RIGHT OF WAY |
| SS | SANITARY SEWER |
| SS | SANITARY SEWER EASEMENT |
| SW | STREET LIGHT |
| SW | STREET LIGHT EASEMENT |
| W | WATER LINE |
| WE | WATER LINE EASEMENT |

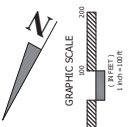
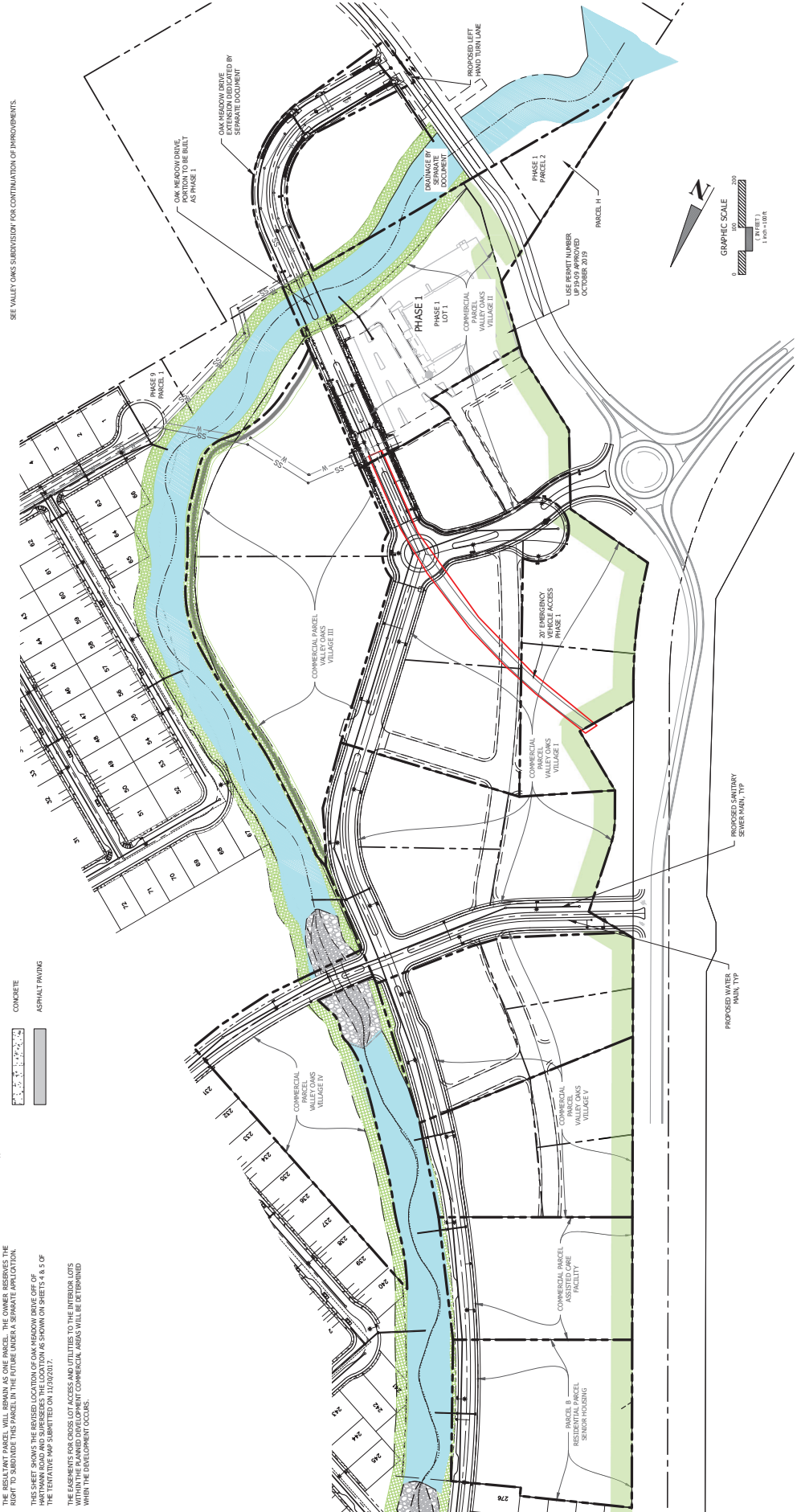
LEGEND

| EXISTING | PROPOSED | DEFINITION |
|----------|----------|--------------------------|
| --- | --- | PROPERTY LINE |
| --- | --- | ROAD CENTERLINE |
| --- | --- | EASEMENT |
| --- | --- | HYDRANT |
| --- | --- | SANITARY SEWER PIPE |
| --- | --- | STORM WATER DRAIN PIPE |
| --- | --- | STREET LIGHT |
| --- | --- | WATER LINE |
| --- | --- | DRAINAGE SWALE FLOW LINE |
| --- | --- | EDGE OF PAVEMENT |
| --- | --- | FENCE |
| --- | --- | CONCRETE |
| --- | --- | ASPHALT PAVING |

LEGEND

- DENOTES 25' CONSERVATION EASEMENT
- DENOTES 100-YEAR FLOOD INUNDATION
- DENOTES 45' LANDSCAPE EASEMENT

NOTES:
 SEE IMPROVEMENT DRAWINGS SUBMITTED TO COUNTY OF LAKE DEPARTMENT OF PUBLIC WORKS UNDER ENGAGEMENT PERMIT NO. 1988, ISSUED ON AUGUST 17, 2020 FOR FURTHER DETAILS ON ROAD RELOCATION.
 THIS IS NOT A SUBDIVISION OF THE SUBJECT PROPERTY. THIS MAP IS TO FACILITATE THE PLANNED DEVELOPMENT OF COMMERCIAL PHASE 1 ACCESS PLAN FOR THE VALLEY OAKS SUBDIVISION, WHICH WAS APPROVED UNDER THE VESTING TENTATIVE MAP PERMIT NO. SD 06-01 ON MARCH 22, 2018.
 THE RESULTANT PARCEL WILL REMAIN AS ONE PARCEL. THE OWNER RESERVES THE RIGHT TO SUBDIVIDE THIS PARCEL IN THE FUTURE UNDER A SEPARATE APPLICATION.
 THIS SHEET SHOWS THE PROPOSED LOCATION FOR OAK HIDEAWAY DRIVE SWP OF HARTMAN ROAD AND SUPERSEDES THE LOCATION AS SHOWN ON SHEETS 4 & 5 OF THE TENTATIVE MAP SUBMITTED ON 11/20/2017.
 THE EASEMENTS FOR CROSS LOT ACCESS AND UTILITIES TO THE INTERIOR LOTS WITHIN THE PLANNED DEVELOPMENT COMMERCIAL PHASE 1 ACCESS PLAN WILL BE DETERMINED WHEN THE DEVELOPMENT OCCURS.



NOT FOR CONSTRUCTION

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 PHONE: 925.743.4322
 418 B STREET, THIRD FLOOR, SANRAE, CA 94583
 603 S. STATE STREET, SUITE 100, SAN JOSE, CA 95128



VALLEY OAKS SUBDIVISION
 (VESTING TENTATIVE MAP SD 06-01)
 COMMERCIAL PHASE 2 ACCESS PLAN
 18785 HARTMAN ROAD
 MIDCLOTTOWN, CA 95461
 COUNTY OF LAKE

DATE: OCT 2022
 JOB: B40-18
 DRAWN: JAB
 SCALE: AS SHOWN
 SHEET: 01-260-24
 SHEET #:
 SHEET:

14 of 15

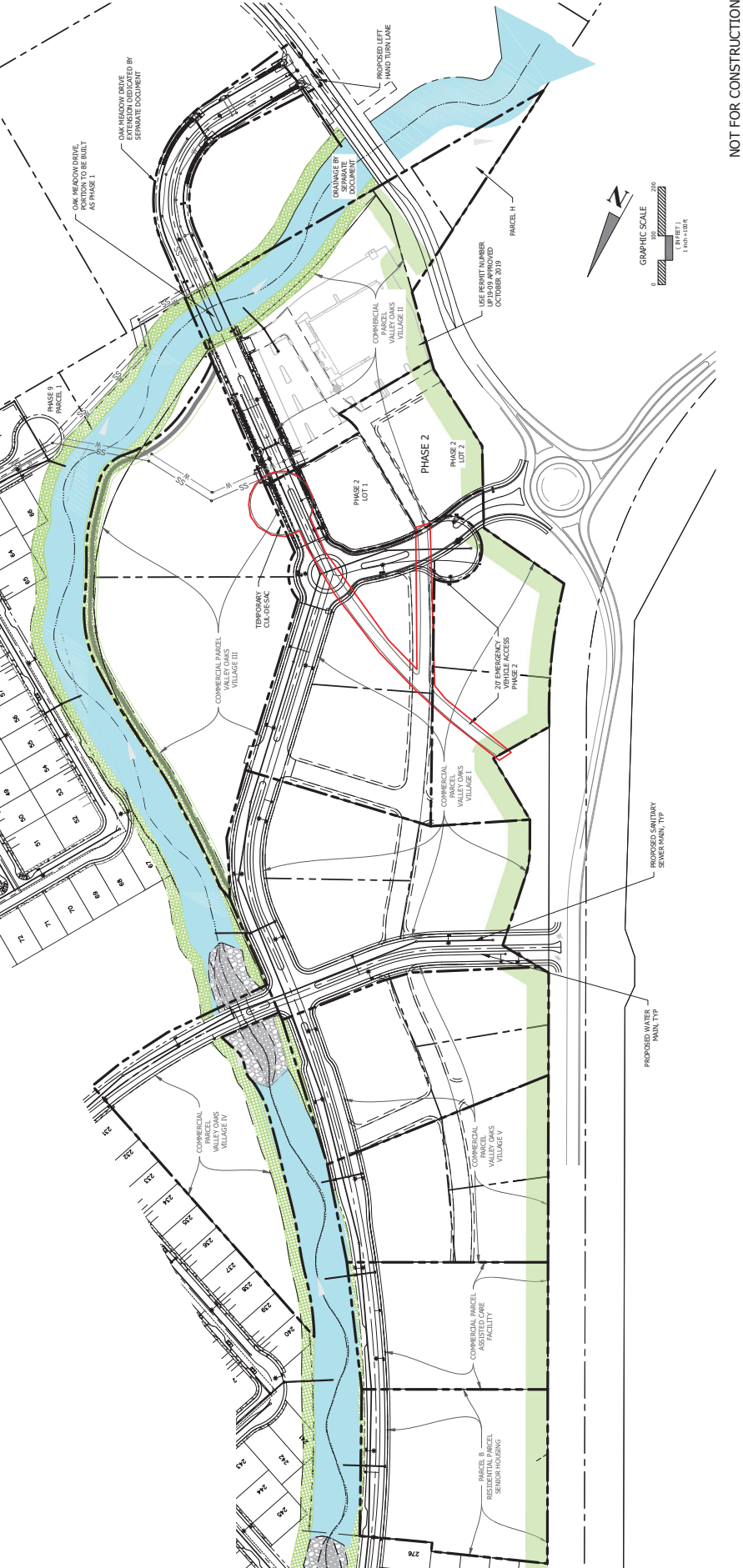
LEGEND

| EXISTING | PROPOSED | DEFINITION |
|----------|----------|--------------------------|
| --- | --- | PROPERTY LINE |
| --- | --- | ROAD CENTERLINE |
| --- | --- | EASIMENT |
| --- | --- | HYDRAULIC |
| --- | --- | STORM WATER DRAIN PIPE |
| --- | --- | STREET LIGHT |
| --- | --- | WATER LINE |
| --- | --- | DRAINAGE SWALE FLOW LINE |
| --- | --- | EDGE OF PAVEMENT |
| --- | --- | FENCE |
| --- | --- | CONCRETE |
| --- | --- | ASPHALT PAVING |

ABBREVIATIONS

| APN | ASSESSOR'S PARCEL NUMBER |
|-----------|--------------------------|
| CS | CATCH BASIN |
| DN | DRAINAGE |
| EP | EDGE OF PAVEMENT |
| EP | EASEMENT |
| HN | HYDRAULIC |
| HN | HYDRAULIC EQUIPMENT |
| ROW or RW | RIGHT OF WAY |
| SS | STORM WATER DRAIN PIPE |
| SS | SANITARY SEWER |
| SS | SANITARY SEWER EASEMENT |
| SS | STREET LIGHT |
| SS | STREWSIDE EASEMENT |
| W | WATER LINE EASEMENT |
| W | WATER LINE |

NOTES:
 SEE IMPROVEMENT DRAWINGS SUBMITTED TO COUNTY OF LAKE DEPARTMENT OF PUBLIC WORKS UNDER ENGAGEMENT PERMIT NO. 1988, ISSUED ON AUGUST 17, 2023 FOR FURTHER DETAILS ON ROAD RELOCATION.
 THIS IS NOT A SUBDIVISION OF THE SUBJECT PROPERTY. THIS MAP IS TO FACILITATE THE PLANNED DEVELOPMENT OF THE SUBJECT PROPERTY AND IS NOT A SUBDIVISION OF THE VALLEY OAKS SUBDIVISION, WHICH WAS APPROVED UNDER THE VESTING TENTATIVE MAP PERMIT NO. SD 06-01 ON MARCH 22, 2018.
 THE RESULTANT PARCEL WILL REMAIN AS ONE PARCEL. THE OWNER RESERVES THE RIGHT TO SUBDIVIDE THIS PARCEL IN THE FUTURE UNDER A SEPARATE APPLICATION.
 THIS SHEET SHOWS THE PROPOSED LOCATION FOR OAK HOLLOW DRIVE SWP OF HARTMAN ROAD AND SURVEYS THE LOCATION AS SHOWN ON SHEETS 4 & 5 OF THE TENTATIVE MAP SUBMITTED ON 11/20/2017.
 THE EASEMENTS FOR CROSS LOT ACCESS AND UTILITIES TO THE INTERIOR LOTS WITHIN THE PLANNED DEVELOPMENT COMMERCIAL AREAS WILL BE DETERMINED WHEN THE DEVELOPMENT OCCURS.



NOT FOR CONSTRUCTION

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BC ENGINEERING & LAND PLANNING
 WWW.BCENGINEERINGGROUP.COM
 PHONE: 925.743.4322
 5457A ROSA OFFICE
 418 B STREET, THIRD FLOOR, SANRAE ROAD, CA 95401
 603 S. STATE STREET, SUITE CA 95402



VALLEY OAKS SUBDIVISION
 (VESTING TENTATIVE MAP SD 06-01)
 COMMERCIAL PHASE 3 ACCESS PLAN
 18765 HARTMAN ROAD
 MIDCLOFTON, CA 95461
 COUNTY OF LAKE

| | |
|----------|-----------|
| DATE: | OCT 2022 |
| JOB: | 810-18 |
| DRAWN: | JAB |
| SCALE: | AS SHOWN |
| PROJECT: | 01-260-24 |
| TITLE: | |
| DATE: | |
| SCALE: | 150/115 |

ABBREVIATIONS

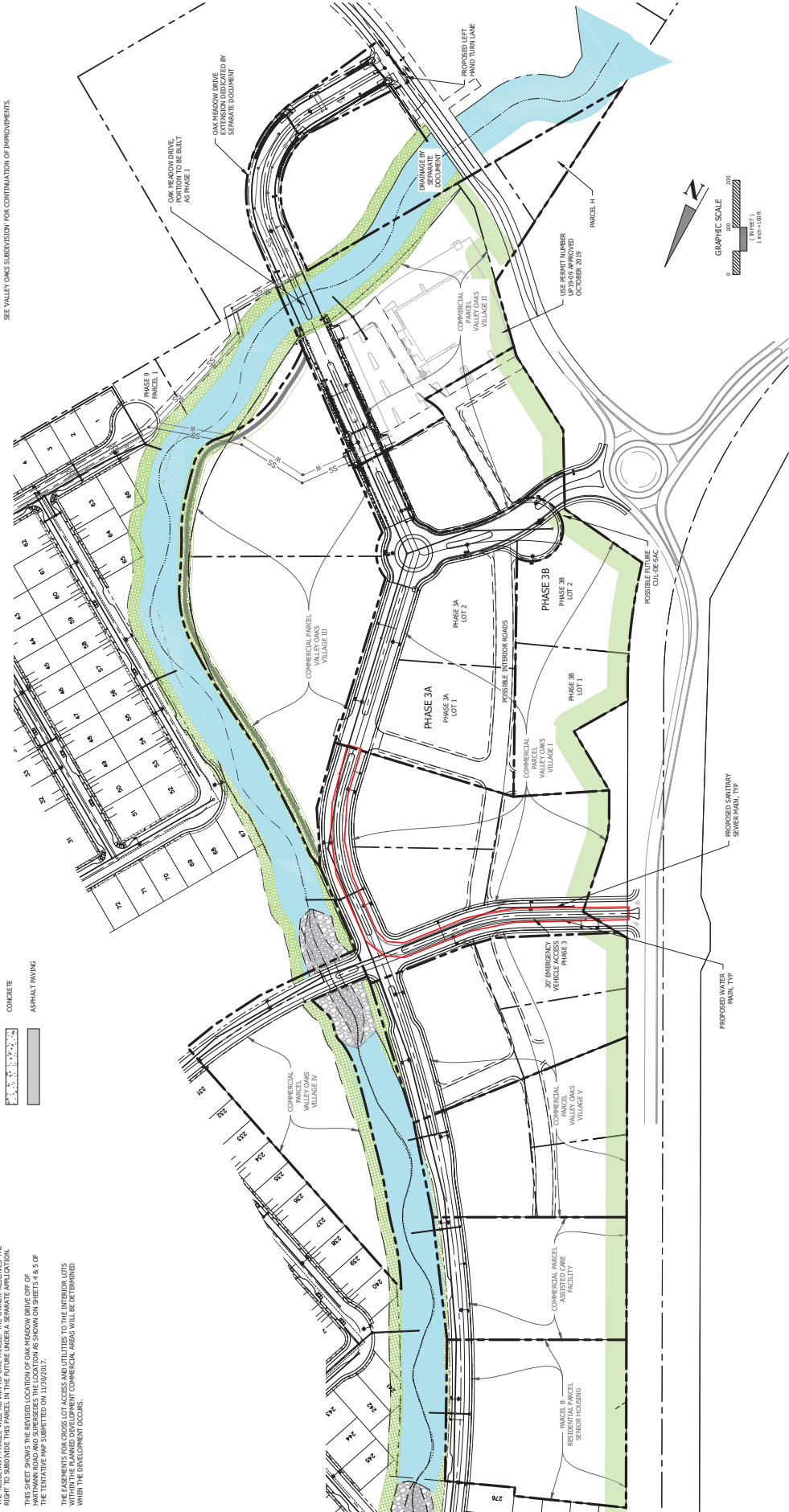
| APN | ASSESSOR'S PARCEL NUMBER |
|-----------|--------------------------|
| CB | CATCH BASIN |
| DN | DRAINAGE |
| EP | EDGE OF PAVEMENT |
| HP | HYDROLOGICAL |
| HR | HYDROLOGICAL |
| HW | HYDROLOGICAL |
| ROW of RW | RIGHT OF WAY |
| SS | SANITARY SEWER |
| SW | SANITARY WATER |
| STW | STREET LIGHT |
| SW | STREET WALK EASEMENT |
| W | WATER LINE |
| WE | WATER LINE EASEMENT |

LEGEND

| EXISTING | PROPOSED | DEFINITION |
|----------|----------|--------------------------|
| --- | --- | PROPERTY LINE |
| --- | --- | ROAD CENTERLINE |
| --- | --- | EASEMENT |
| --- | --- | HYDROLOGICAL |
| --- | --- | STORM WATER DRAIN PIPE |
| --- | --- | STREET LIGHT |
| --- | --- | WATER LINE |
| --- | --- | DRAINAGE SWALE FLOW LINE |
| --- | --- | EDGE OF PAVEMENT |
| --- | --- | FENCE |
| --- | --- | CONCRETE |
| --- | --- | ASPHALT PAVING |

LEGEND
 DENOTES 25' CONSERVATION EASEMENT
 DENOTES 100-YEAR FLOOD INUNDATION
 DENOTES 45' LANDSCAPE EASEMENT

NOTES:
 SEE IMPROVEMENT DRAWINGS SUBMITTED TO COUNTY OF LAKE DEPARTMENT OF PUBLIC WORKS UNDER ENGAGEMENT PERMIT NO. 1988, ISSUED ON AUGUST 17, 2020 FOR FURTHER DETAILS ON ROAD RELOCATION.
 THIS IS NOT A SUBDIVISION OF THE SUBJECT PROPERTY. THIS MAP IS TO FACILITATE THE ACCESS AND UTILITIES TO THE INTERIOR LOTS WITHIN THE PLANNED DEVELOPMENT COMMERCIAL PHASE 3 ACCESS PLAN. THIS MAP IS NOT A SUBDIVISION OF THE VALLEY OAKS SUBDIVISION, WHICH WAS APPROVED UNDER THE VESTING TENTATIVE MAP PERMIT NO. SD 06-01 ON MARCH 22, 2018.
 THE RESULTANT PARCEL WILL REMAIN AS ONE PARCEL. THE OWNER RESERVES THE RIGHT TO SUBDIVIDE THIS PARCEL IN THE FUTURE UNDER A SEPARATE APPLICATION.
 THIS SHEET SHOWS THE PROPOSED LOCATION FOR OAK HIDEAWAY DRIVE SWP #5. HARTMAN ROAD AND SUBSEDES THE LOCATION AS SHOWN ON SHEETS 4 & 5 OF THE TENTATIVE MAP SUBMITTED ON 11/20/2017.
 THE EASEMENTS FOR CROSS LOT ACCESS AND UTILITIES TO THE INTERIOR LOTS WITHIN THE PLANNED DEVELOPMENT COMMERCIAL PHASE 3 ACCESS PLAN WILL BE DETERMINED WHEN THE DEVELOPMENT OCCURS.



NOT FOR CONSTRUCTION

VALLEY OAKS VESTING TENTATIVE SUBDIVISION MAP AND SPECIFIC PLAN OF DEVELOPMENT

GENERAL NOTES

THIS MAP SHALL COMPLY WITH THE STATE WATER RESOURCES CONTROL BOARD WIPES CONSTRUCTION GENERAL PERMIT, CURRENT AT THE TIME OF CONSTRUCTION.

- CURRENT ZONING:** PDR AND PDC
- CURRENT GENERAL PLAN:** RESIDENTIAL AND COMMUNITY COMMERCIAL
- EXISTING IMPROVEMENTS:** HORSE RANCH, BARN, CORRALS, RESIDENTIAL BLDGS. BURNED IN VALLEY FIRE, SEPTEMBER 2015
- WATER:** HIDDEN VALLEY LAKE COMMUNITY SERVICES DISTRICT
- SEWER:** HIDDEN VALLEY LAKE COMMUNITY SERVICES DISTRICT
- DRAINAGE:** VALLEY OAKS HOMEOWNERS ASSOCIATION
- ROADS:** VALLEY OAKS HOMEOWNERS ASSOCIATION
- GAS:** NONE
- ELECTRIC:** PACIFIC GAS & ELECTRIC
- TELEPHONE:** AT & T
- FIRE:** SOUTH LAKE COUNTY FIRE PROTECTION DISTRICT
- SCHOOL:** MIDDLETOWN UNIFIED SCHOOL DISTRICT
- PARKS & RECREATION:** NONE
- FEMA:** ZONE AO (SHALLOW FLOODING, 1' OR LESS)

SPECIAL DISTRICTS: NONE

SINGLE FAMILY RESIDENTIAL LOTS: 380 COMMON AREA PARCELS: 3

50 UNIT MULTIFAMILY RESIDENTIAL SENIOR LOT: 1 PARKS: 3

COMMERCIAL DEVELOPMENT LOTS: 6

RESIDENTIAL LOTS: (380) 6,045 SF

MINIMUM LOT SIZE: 2,022 ACRES

AVERAGE LOT SIZE: 11,574 SF

COMMERCIAL LOTS: (6) 6,832 SF

MINIMUM LOT SIZE: 2,022 ACRES

AVERAGE LOT SIZE: 5,116 ACRES

PHASING: LOTS 1-73, 138-150, 153-159

PHASE 1: LOTS 74-117, 141-174, 331-334

PHASE 2: LOTS 201-250

PHASE 3: LOTS 171-200, 251-271, 335-352

PHASE 4: LOTS 272-324, 325-326

INDEX OF DRAWINGS

- COVER SHEET, TYPICAL STREET SECTIONS, LEGEND AND NOTES
- OVERALL SITE PLAN AND PROJECT FEATURES
- OVERALL SITE PLAN AND PROJECT ANALYSIS
- SITE PLAN - TENTATIVE SUBDIVISION AND SPECIFIC PLAN OF DEVELOPMENT
- PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR COMMERCIAL PARCELS
- PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR PHASE 1
- PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR PHASE 2 & 3
- PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR PHASE 4 & 5
- PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR PHASE 6
- DETAILS AND NOTES

LOCATION MAP

NO SCALE

OWNER/DEVELOPER

VALLEY OAKS LANDS & DEVELOPMENT, INC.
KEN PORTER
500 S. RIVER ST. #209
SANTA ROSA, CA 95407
(707) 310-3472

ENGINEER THROUGH 3-3-17

MURPHY BRESNER, P.E. 34365
CIVIL DESIGN CONSULTANTS, INC.
2200 RANGE AVENUE, SUITE 204
SANTA ROSA, CA 95403
(707) 542-6280

ENGINEER FROM 4-1-17

GEORGE NYSTROM, P.L.S. 8108
CLIFFORD D. RIZZI, R.C.E. 14881
2405 PARALLEL DRIVE
LAKEPORT, CA 95453
(707) 263-6155

LEGEND

- EXISTING STREET LIGHT
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING OVERHEAD UTILITY LINE
- EXISTING GROUND CONTOURS (1' INTERVALS)
- EXISTING TREE (TO BE REMOVED)
- EXISTING UTILITY BOXES
- EXISTING BOUNDARY
- PROPOSED STREET LIGHTING
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED SURFACE DRAINAGE
- EXISTING TREE (TO BE SAVED)

VICINITY MAP

NO SCALE

FINAL CERTIFIED ENVIRONMENTAL IMPACT REPORT

- FINAL ENVIRONMENTAL IMPACT REPORT WAS CERTIFIED BY THE COUNTY OF LAKE BOARD OF SUPERVISORS ON 8/24/2015
- ALL DEVELOPMENT AND CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE MITIGATED MEASURES ADOPTED IN THE FINAL E.I.R. WHICH ARE ATTACHED HERETO AND MADE PART OF THIS TENTATIVE SUBDIVISION MAP AND SPECIFIC PLAN OF DEVELOPMENT

NOTICE:

THIS SUBDIVISION IS LOCATED WITHIN THE INUNDATION ZONE OF THE HIDDEN VALLEY LAKE DAM IN THE EVENT OF A FAILURE OF THAT DAM. THE DAM IS MAINTAINED BY THE HIDDEN VALLEY LAKE HOMEOWNERS ASSOCIATION WHICH DOES NOT INCLUDE REPRESENTATION FROM THIS SUBDIVISION.

47' STREET

NO SCALE

WITH SIDEWALK ON BOTH SIDES

PLANTER & BO-RETENTION SEE DETAIL SHEET TO

14" STREET WITH 18" NARROW TO 12" (10' AND 8' WIDENING AT BRANLEND DR., WOODBINE DR., FORTUNE DR., RED TAIL DR. ALL STREETS SHALL BE PRIVATELY OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION (HOA).

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NO SCALE

WITH SIDEWALK ON ONE SIDE

PLANTER & BO-RETENTION

14" STREET WITH 18" NARROW TO 12" (10' AND 8'

RUZICKA ASSOCIATES
 CONSULTING ENGINEERS
 1000 WEST 10TH AVENUE
 SUITE 100
 DENVER, COLORADO 80202
 (303) 733-0000

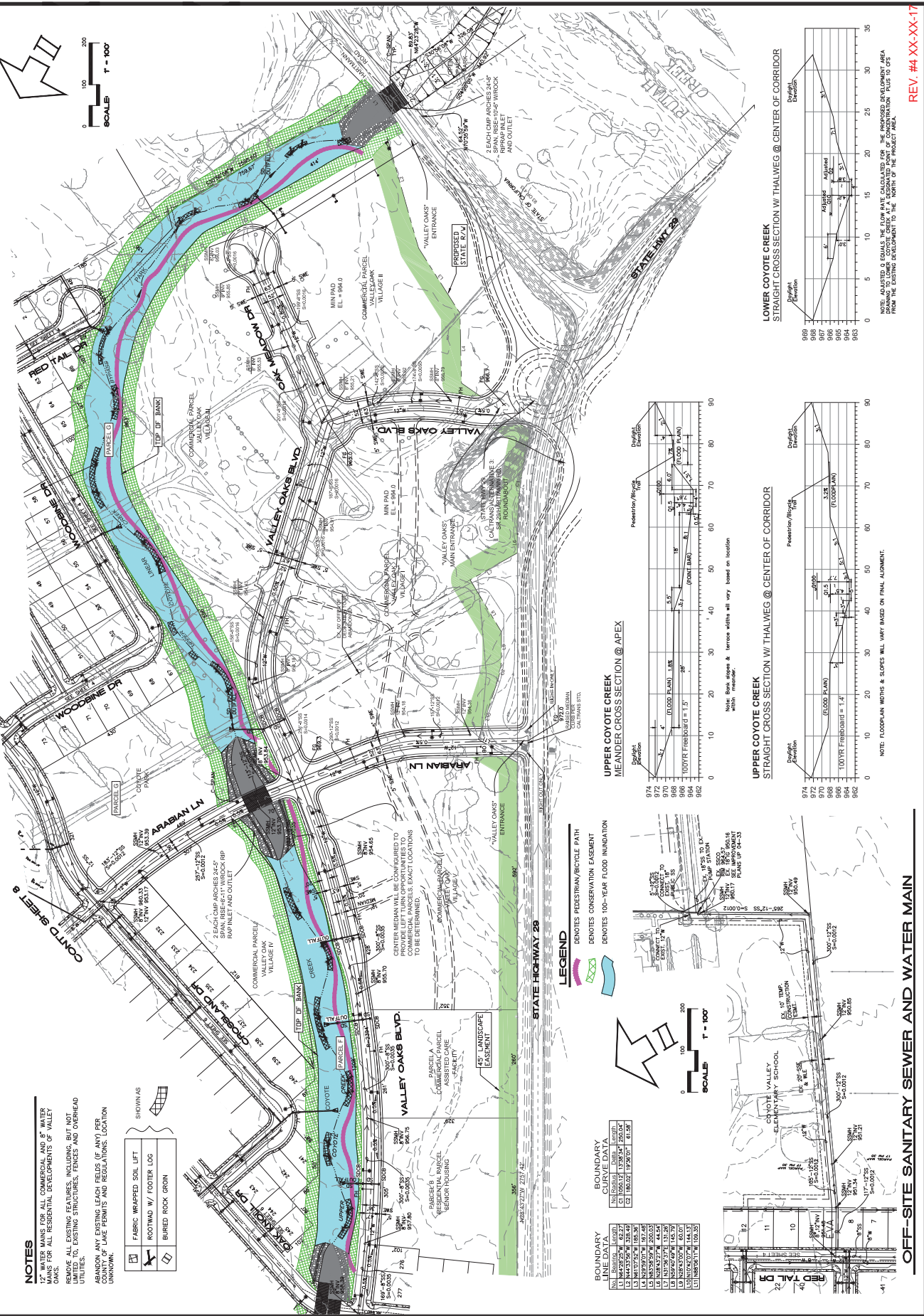


PRELIMINARY PLANS



CML DESIGN CONSULTANTS, INC.
 2800 Rango Avenue, Suite 204
 Bakersfield, CA 93309
 (767) 642-4820
 CM 004-000-0004, 08
 CM 004-000-0007
 CM 004-000-0007

WESTING TENTATIVE MAP AND SPECIFIC PLAN OF DEVELOPMENT
GRAVITY, DRAINAGE AND UTILITY PLAN - COMMERCIAL PORTION
VALLEY OAKS SUBDIVISION
 18156 AND 18428 SOUTH STATE HWY 29
 MIDDLETON CALIFORNIA
 COUNTY OF LAKE
 PROJECT NO. 17-0313
 JOB NO. 17-0313
 SHEET NO. 5
 OF 18 SHEETS



NOTES
 12" WATER MAINS FOR ALL COMMERCIAL AND 8" WATER MAINS FOR ALL RESIDENTIAL DEVELOPMENTS OF VALLEY OAKS.
 ALL EXISTING SERVICES, INCLUDING BUT NOT LIMITED TO, EXISTING STRUCTURES, FENCES AND OVERHEAD UTILITIES.
 ABANDON ANY EXISTING LEACH FIELDS (IF ANY) PER COUNTY OF LAKE PERMITS AND REGULATIONS. LOCATION UNDETERMINED.

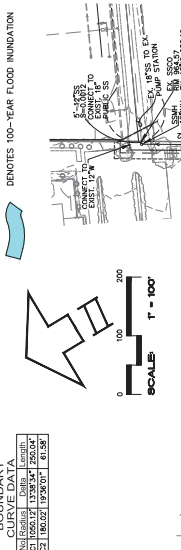
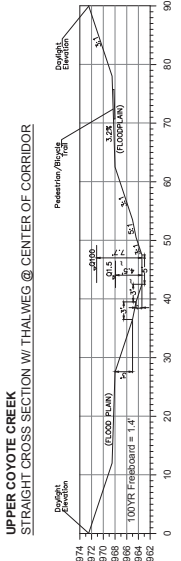
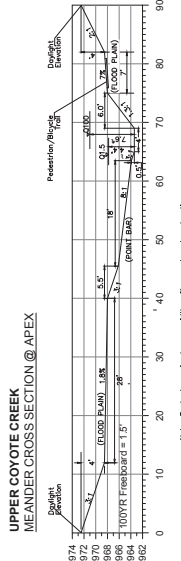
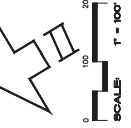


SHOWS AS

LEGEND
 DENOTES PEDESTRIAN/BICYCLE PATH
 DENOTES CONSERVATION EASEMENT
 DENOTES 100-YEAR FLOOD INUNDATION

BOUNDARY LINE DATA

| LINE DATA | START POINT | END POINT | LENGTH | BEARING |
|-----------|-------------|-----------|--------|---------|
| 1 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 2 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 3 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 4 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 5 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 6 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 7 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 8 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 9 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 10 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 11 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 12 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 13 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 14 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 15 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 16 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 17 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 18 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 19 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 20 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 21 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 22 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 23 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 24 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 25 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 26 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 27 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 28 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 29 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 30 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 31 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 32 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 33 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 34 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 35 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 36 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 37 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 38 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 39 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 40 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 41 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 42 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 43 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 44 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 45 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 46 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 47 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 48 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 49 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 50 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 51 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 52 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 53 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 54 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 55 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 56 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 57 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 58 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 59 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 60 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 61 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 62 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 63 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 64 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 65 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 66 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 67 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 68 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 69 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 70 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 71 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 72 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 73 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 74 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 75 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 76 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 77 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 78 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 79 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 80 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 81 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 82 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 83 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 84 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 85 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 86 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 87 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 88 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 89 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 90 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 91 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 92 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 93 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 94 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 95 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 96 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 97 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 98 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 99 | 807.4753 | 807.4753 | 0.00 | 0.00 |
| 100 | 807.4753 | 807.4753 | 0.00 | 0.00 |



OFF-SITE SANITARY SEWER AND WATER MAIN

RUZICKA ASSOCIATES
CONSULTING ENGINEERS
1000 W. 10TH ST. SUITE 200
MILWAUKEE, WI 53233
(414) 224-0800



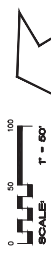
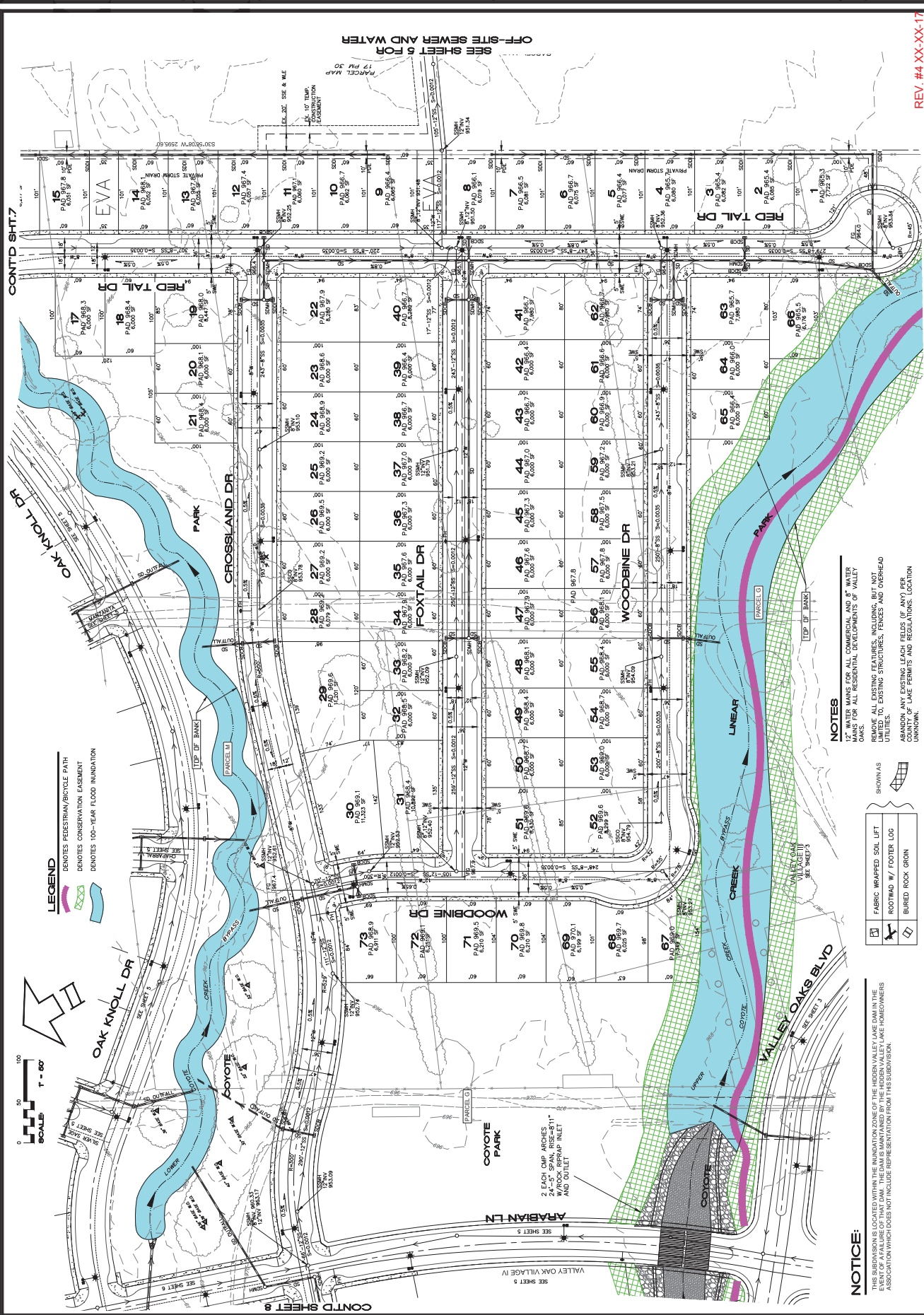
PRELIMINARY PLANS



CML DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Bakersfield, CA 93304
(767) 642-4820
CN 009-004-004
CN 009-003-007

RESTING TENTATIVE MAP AND SPECIFIC PLAN OF DEVELOPMENT
VALLEY OAKS SUBDIVISION - PHASE 1
GRADING, DRAINAGE AND UTILITY PLAN
MIDDLETON CALIFORNIA
COUNTY OF LAKE
APR 2017

SHEET NO. 17-0313
OF 18 SHEETS



LEGEND
DENOTES PEDESTRIAN/BICYCLE PATH
DENOTES CONSERVATION EASEMENT
DENOTES 100-YEAR FLOOD INUNDATION

NOTES
1. ALL MATERIALS FOR ALL CONSERVATION AND WATER MAINS FOR ALL RESIDENTIAL DEVELOPMENTS OF VALLEY OAKS.
2. REMOVE ALL EXISTING FEATURES, INCLUDING, BUT NOT LIMITED TO, EXISTING STRUCTURES, FENCES AND OVERHEAD UTILITIES.
3. ABANDON ANY EXISTING LEACH FIELDS (IF ANY) PER COUNTY OF LAKE PERMITS AND REGULATIONS. LOCATION UNKNOWN.
4. SHOWN AS:
FABRIC WRAPPED SOIL LIFT
ROOTWAD W/ FOOTER LOG
BURIED ROCK GRON

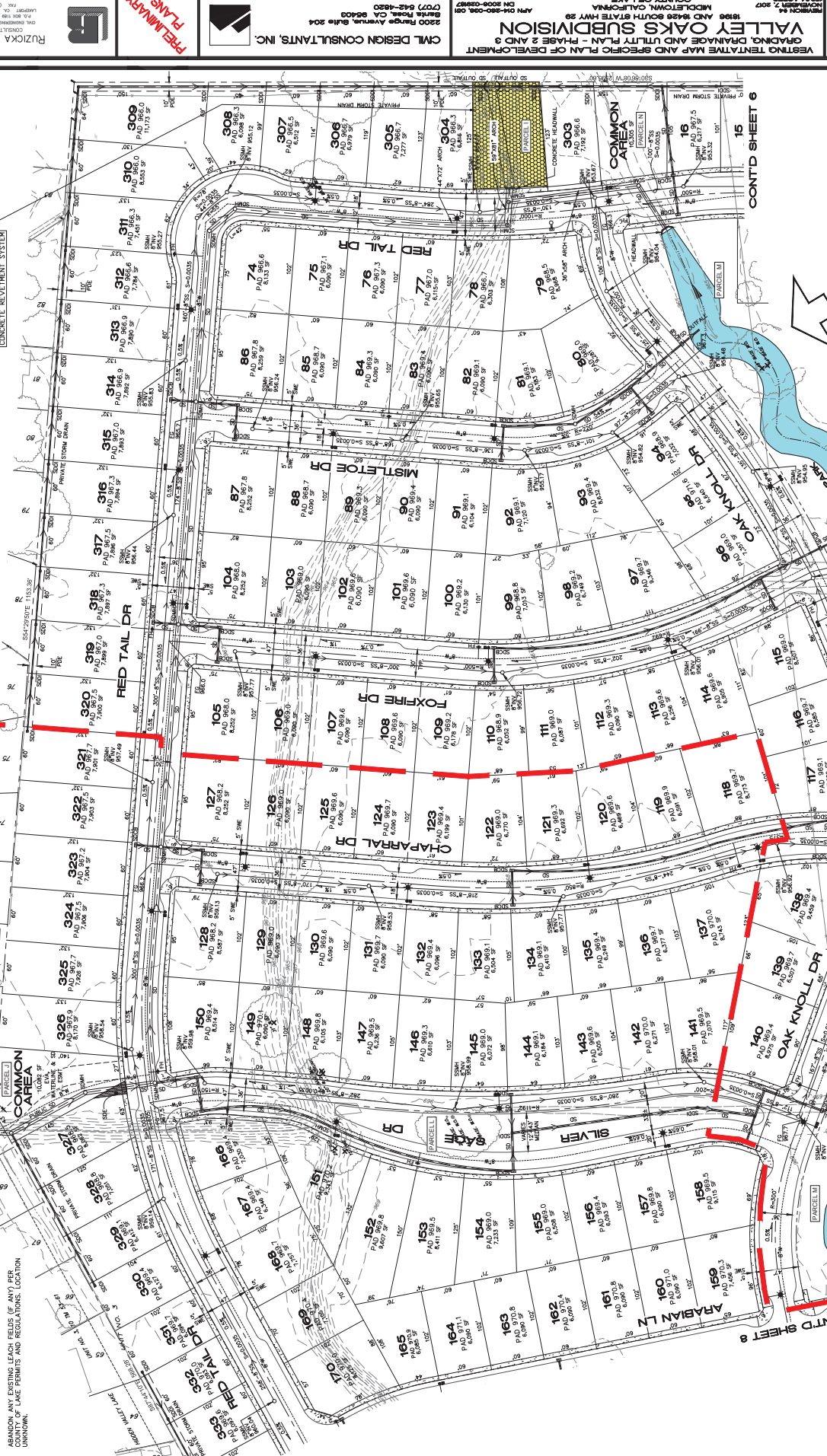
NOTICE:
THIS SUBDIVISION IS LOCATED WITHIN THE INUNDATION ZONE OF THE HIDDEN VALLEY LAKE DAM IN THE COUNTY OF LAKE. THE SUBDIVISION IS LOCATED WITHIN THE INUNDATION ZONE OF THE HIDDEN VALLEY LAKE DAM IN THE COUNTY OF LAKE. THE SUBDIVISION IS LOCATED WITHIN THE INUNDATION ZONE OF THE HIDDEN VALLEY LAKE DAM IN THE COUNTY OF LAKE. THE SUBDIVISION IS LOCATED WITHIN THE INUNDATION ZONE OF THE HIDDEN VALLEY LAKE DAM IN THE COUNTY OF LAKE.

REV. #4 XX-XX-17

EMERGENCY VEHICLE ACCESS (EVA) PHASE 3 | PHASE 2

NOTICE: THESE SUBDIVISIONS ARE LOCATED WITHIN THE INUNDATION ZONE OF THE RESERVOIR VALLEY LAKE DAM. THE ASSOCIATION DOES NOT INCLUDE REPRESENTATION FROM THIS SUBDIVISION.

NOTES:
 12" WATER MAINS FOR ALL COMMERCIAL AND 8" WATER MAINS FOR ALL RESIDENTIAL DEVELOPMENTS OF VALLEY COMMONS.
 SHOWS ALL EXISTING FEATURES, INCLUDING, BUT NOT LIMITED TO, EXISTING STRUCTURES, FENCES AND OVERHEAD UTILITIES.
 ABANDON ANY EXISTING LEACH FIELDS (IF ANY) PER LOCAL AND STATE PERMITS AND REGULATIONS. LOCATION UNKNOWN.



LEGEND:

- FABRIC WRAPPED SOIL LIFT
- ROOTWAY W/ FOOTER LOG
- BURRED ROCK GROUND

SCALE: 1" = 60'

TOP OF BANK

RUZICKA ASSOCIATES
 CONSULTING ENGINEERS
 2200 Ranga Avenue, Suite 204
 Stockton, CA 95210
 (209) 942-4820
 (209) 942-4820
 FAX (209) 263-0988

CIVIL DESIGN CONSULTANTS, INC.
 2200 Ranga Avenue, Suite 204
 Stockton, CA 95210
 (209) 942-4820
 (209) 942-4820
 FAX (209) 263-0988

PRELIMINARY PLANS

VALLEY OAKS SUBDIVISION
 GRADING, DRAINAGE AND UTILITY PLAN - PHASE 2 AND 3
 18150 AND 18425 SOUTH STATE HWY 20
 MCKINLEY CREEK TRACT
 COUNTY OF LAKE
 MARCH 27, 2017
 SHEET NO. 17-0013
 JOB NO. 17-0013

OF 10 SHEETS

RUZICKA ASSOCIATES
 10000 RIVERSIDE DRIVE, SUITE 100
 WESTPORT, CA 94091
 (415) 948-8888



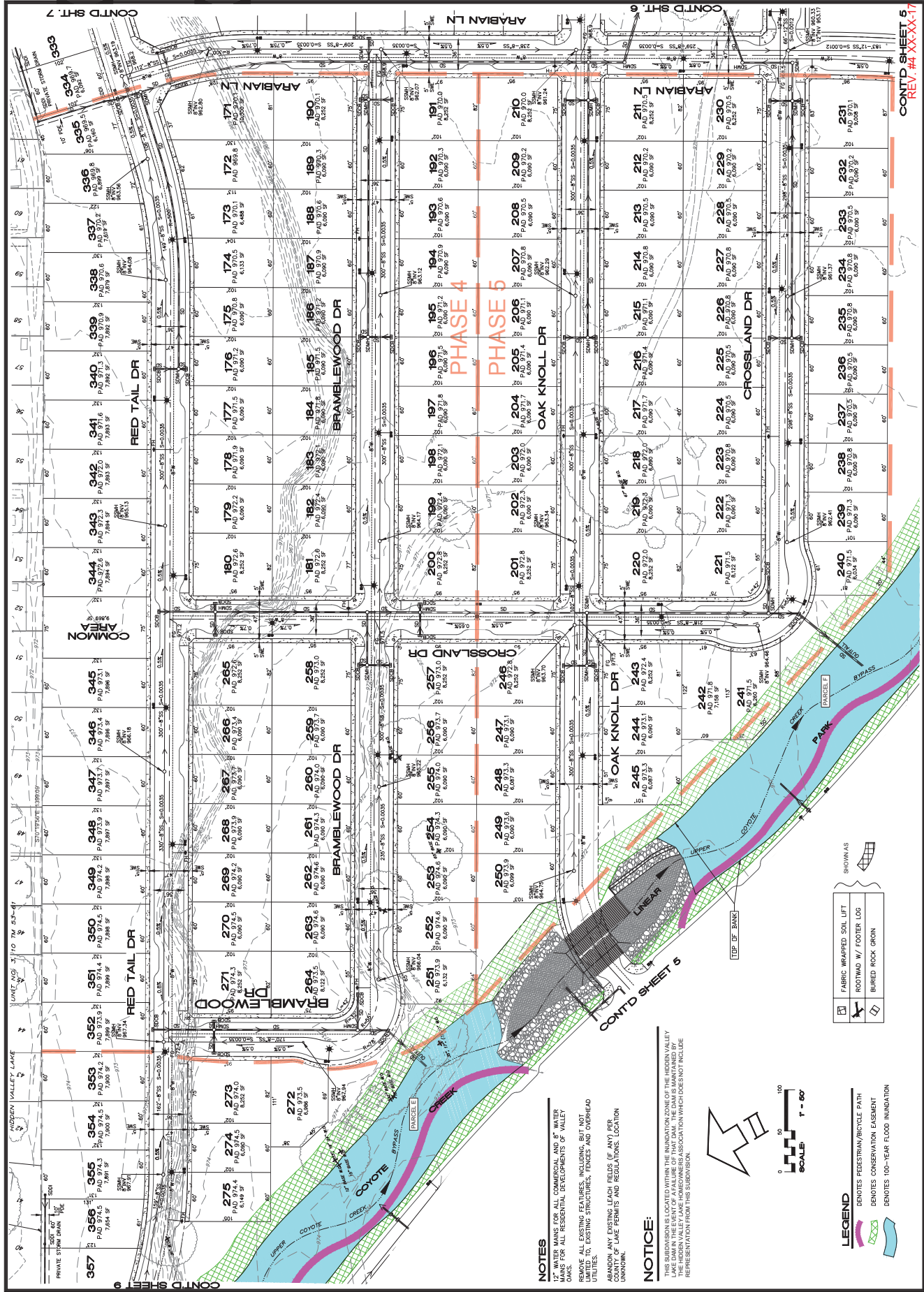
PRELIMINARY PLANS



CIVIL DESIGN CONSULTANTS, INC.
 2200 RAYSON AVENUE, SUITE 204
 SANTA ROSA, CA 95405
 (707) 545-4820
 CN 2008-00078

VESTING TENTATIVE MAP AND SPECIFIC PLAN OF DEVELOPMENT
 GRADING, DRAINAGE AND UTILITY PLAN - PHASE 4 AND 5
 VALLEY OAKS SUBDIVISION
 MIDDLETON CALIFORNIA
 15156 AND 15428 SOUTH STATE HWY 20
 COUNTY OF LAKE

JOB NO. 17-0113
 SHEET NO. 8
 OF 18 SHEETS



CONT'D SHEET 5
 REV #4 XX-XX-17

CONT'D SHEET 6

CONT'D SHEET 7

CONT'D SHEET 8

CONT'D SHEET 9

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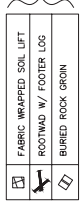
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THIS SUBDIVISION IS LOCATED WITHIN THE INUNDATION ZONE OF THE HIDDEN VALLEY LAKE DAM IN THE EVENT OF A FAILURE OF THAT DAM. THE DAM IS MAINTAINED BY THE HIDDEN VALLEY LAKE HOMEOWNERS ASSOCIATION WHICH DOES NOT INCLUDE REPRESENTATION FROM THIS SUBDIVISION.

NOTES
 1. WATER MAINS FOR ALL COMMERCIAL AND 8" WATER MAINS FOR ALL RESIDENTIAL DEVELOPMENTS OF VALLEY OAKS.
 REMOVE ALL EXISTING FEATURES, INCLUDING, BUT NOT LIMITED TO, EXISTING STRUCTURES, FENCES AND OVERHEAD UTILITIES.
 ABANDON ANY EXISTING LEACH FIELDS (IF ANY) PER COUNTY OF LAKE PERMITS AND REGULATIONS. LOCATION UNKNOWN.

LEGEND

 DENOTES PEDESTRIAN/BICYCLE PATH
 DENOTES CONSERVATION EASEMENT
 DENOTES 100-YEAR FLOOD INUNDATION


 FABRIC WRAPPED SOIL LIFT
 ROOTWAD W/ FOOTER LOG
 BURIED ROCK GROIN

SHOWN AS




SEE SHEET 8

SEE BELOW

SEE ABOVE



NOTES:

FUZICKA ASSOCIATES
CONSULTING ENGINEERS
2000 Range Avenue, Suite 204
Bakersfield, CA 93304
(707) 942-4820
CMV DESIGN CONSULTANTS, INC.



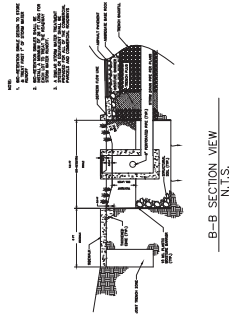
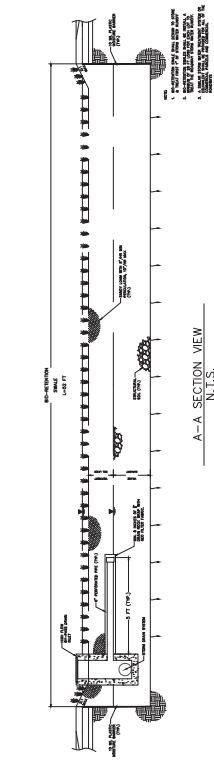
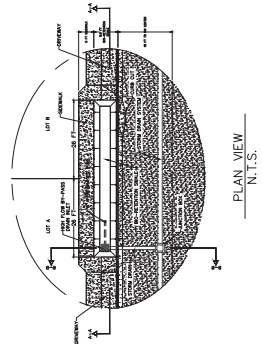
PRELIMINARY



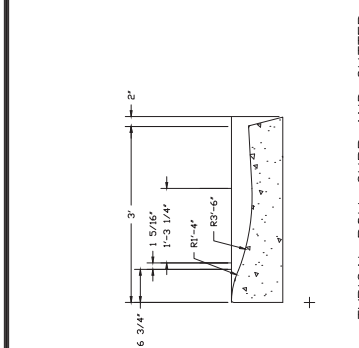
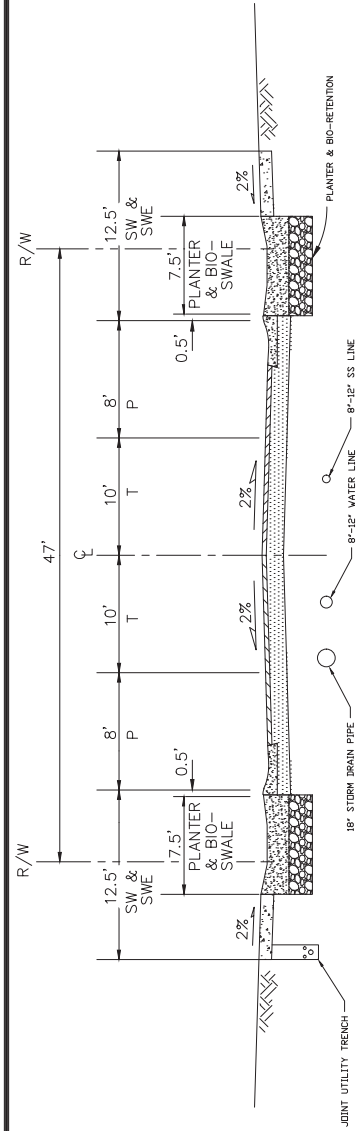
CIVIL DESIGN CONSULTANTS, INC.
2000 Range Avenue, Suite 204
Bakersfield, CA 93304
(707) 942-4820
CM 8009-02072

VALLEY OAKS SUBDIVISION
DETAILS AND NOTES
VESTING TENTATIVE MAP AND SPECIFIC PLAN OF DEVELOPMENT
18166 AND 18428 SOUTH STATE HWY 20
MIDDLETON CALIFORNIA
COUNTY OF LAKE
MAY 27 2017
PROJECT NO. 17-16113
JOB NO. 17-16113

10
OF 10 SHEETS



TYPICAL BIO-RETENTION SWALE AND STORM WATER TREATMENT AND STORAGE



TYPICAL STREET SECTION SHOWING WATER, SEWER, STORM DRAIN AND UTILITY TRENCH

TYPICAL ROLL CURB AND GUTTER N.T.S.

REV. #4 XX-XX-17

From: ROBERTSON, JESSE GRAHAM@DOT
To: Max Stockton
Subject: [EXTERNAL] RE: Request for Review SDX 24-01
Date: Friday, March 29, 2024 5:24:47 PM

Max,

Thanks again for taking my call so late on a Friday. Caltrans has commented on this project fairly extensively over the last twenty years, plus-or-minus. We have consented to allow the developer to connect a “fourth-leg” to the roundabout at Hartmann Road and SR 29 for Phase I of the project, despite a need to increase the capacity of the circulatory roadway before the project has been built out. Phase I of the project includes the development of a fourth leg to the roundabout. Future phases should exact mitigation that will advance a project to add capacity to the roundabout, whether it be a traffic study, design, or subsequent environmental studies. My purpose for calling today was to request a copy of the conditions of approval for the approved project so that we can verify that the future phases of the project have conditions of approval attached that will ensure that the applicant contributes a fair-share cost to the needed roadway improvements. I will check with David Bingham with Lake County Public Works for this information, if needed.

Feel free to contact me with questions about Caltrans’ requested conditions.

Jesse Robertson
Transportation Planning
Caltrans District 1
(707) 684-6879 (mobile)

From: Max Stockton <Max.Stockton@lakecountyca.gov>
Sent: Friday, March 8, 2024 4:09 PM
To: r2ceqa@wildlife.ca.gov; Duncan, Paul@CALFIRE <Paul.Duncan@fire.ca.gov>; Jackman, Rex A@DOT <rex.jackman@dot.ca.gov>; ROBERTSON, JESSE GRAHAM@DOT <jesse.robertson@dot.ca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; alancaster@lakecountyfire.com; katie.carpenter@lakecountyca.gov; resourceplanning@lakecountyca.gov; david.bingham@lakecountyca.gov; greg.peters@lakecountyca.gov; pgeplanreview@pge.com; vance.ricks@lakecountyca.gov; External, sdeleon <scott.deleon@lakecountyca.gov>; ryan.lewelling@lakecountyca.gov
Subject: Request for Review SDX 24-01

EXTERNAL EMAIL. Links/attachments may not be safe.

Hello,

Please find the attached documents and provide all comments for the Valley Oaks Subdivision (SDX 24-01).

Please respond no later than March 23, 2024, even if there is no comment.

From: Huffer, Benjamin@Wildlife
To: [Max Stockton](#)
Subject: [EXTERNAL] Valley Oaks Subdivision
Date: Tuesday, March 12, 2024 10:15:33 AM
Attachments: [image001.png](#)

Good morning Max,

I received several documents regarding the Valley Oaks Subdivision in Lake County. Do you know what specific changes to the FEIR the county is requesting comments on at this time?

Ben Huffer
Environmental Scientist
(916) 216-6253
1701 Nimbus Rd.
Rancho Cordova, CA 95670





COUNTY OF LAKE
Health Services Department
Environmental Health Division
922 Bevins Court
Lakeport, California 95453-9739
Telephone 707/263-1164
FAX 707/263-1681

Noemi C. Doohan, M.D.; Ph.D.; M.P.H.
Public Health Officer

Craig Wetherbee
Environmental Health Director

Promoting an Optimal State of Wellness in Lake County

Memorandum

DATE: March 19, 2024
TO: Max Stockton, Assistant Planner
FROM: Pheakdey Preciado, Senior EHS
RE: Valley Oaks Subdivision/SR0005433
APNS: 014-260-036 and 014-260-051 Valley Oaks Subdivision

The Environmental Health Division will require the applicant to obtain a destruction/abandonment permit for any septic systems and wells that are not going to be used. Water well abandonment permit and abandonment must be performed by a licensed C-57 well driller.

Food Facilities (Grocery Outlet and Taco Bell):
Grocery Outlet #409 (PR0003450) has already completed the plan check process and has a current annual operating permit with our office. Taco Bell and any other food facilities will need to apply and pay for a plan check application and annual operating permit. Please contact our office for detailed requirements and fees at 707-263-1164.

Public Pools and Spa:

The applicant must comply with the California Health and Safety Code for the construction and operation of a public swimming pool and/or spa. Please contact our office for detailed requirements and fees at 707-263-1164.

The Environmental Health Division will require the applicant to enroll in the Hazardous Material Business Plan (HMBP) if construction maintains fuel on site, and a permit is required prior to the installation of an Underground Storage Tank System.



Hazardous materials shall not be allowed to leak onto the ground and/or contaminate surface waters. Any release of hazardous materials shall be recycled or disposed of through a registered waste hauler to an approved site authorized to accept such materials.

Industrial Waste shall not be disposed of on-site without review or permit from the Environmental Health Division or the Regional Water Quality Control Board.

If the applicant stores hazardous materials equal or greater than 55 gallons of a liquid, 500 pounds of a solid or 200 cubic feet of compressed gas, the applicant will be required to submit a Hazardous Materials Inventory Disclosure Statement/ Business Plan to the Environmental Health Division via the California Electronic Reporting System (CERS) and it shall be renewed and updated annually or if quantities increase. Note that additional California Unified Program Agency (CUPA) requirements may apply depending on the amount of hazardous materials stored on site.

If the amount of hazardous materials is less than the above quantities, but the site generates hazardous waste in any quantity, the applicant will need to complete and submit a Hazardous Materials/Waste Declaration stating the name of the material and the quantity to be stored on site.



March 21, 2024

Max Stockton
County of Lake
255 N. Forbes St.
Lakeport, CA 95453

Re: SDX 24-01 Valley Oaks Subdivision
18196 S State Highway 29, Middletown, CA 95461

Dear Max:

Thank you for giving us the opportunity to review the proposed Valley Oaks Subdivision map. The installation of new gas and electric facilities and/or relocation of existing PG&E facilities will be performed in accordance with common law or Rules and Tariffs as authorized by the California Public Utilities Commission.

The Valley Oaks Subdivision map proposes the removal of all existing overhead utilities within the Valley Oaks Subdivision. The applicant must apply with PG&E's Service Planning department at www.pge.com/cco to relocate and/or remove any overhead pole lines within the Valley Oaks Subdivision. Relocations of existing PG&E facilities are typically done at applicant expense.

The Valley Oaks Subdivision map also proposes future parcels over PG&E's existing twenty-two foot (22') wide easements along State Highway 29. The design and construction of said parcels must comply with PG&E's existing easement language. The applicant may refer to the attached guidelines for electric facilities when designing improvements on said lots.

Following our review, PG&E recommends the following language be expressly stated for the offer to dedicate Public Utility Easements (PUE):

I/We the undersigned, as Owner(s) of the land shown hereon, do hereby state that I/we am/are the only person(s) whose consent is necessary to pass clear title to said land and do hereby consent to the preparation and recordation of this map and offer for dedication and do hereby dedicate for public uses the Public Utility Easements (PUEs) shown on this map for public utility purposes including electric, gas, communication facilities and all other public utility purposes; together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush. The PUEs hereby offered for dedication are to be kept open and free of buildings, structures and wells of any kind.



The final map must contain a statement setting forth dedications and offers to dedicate interests in real property for public utility purposes. If the offer of dedication has terminated, or the local agency declines to accept it, the applicant maybe required to provide an easement in gross satisfactory to PG&E. Please note that this is our preliminary review and PG&E reserves the right for future review as needed.

Please work with PG&E's Service Planning department at www.pge.com/cco for additional services you may require, or for any modification and/or relocation requests.

Sincerely,

A handwritten signature in blue ink that reads 'Justin Newell'.

Justin Newell
Land Management
916-594-4068

From: [Ryan Lewelling](#)
To: [Max Stockton](#)
Subject: RE: Request for Review SDX 24-01
Date: Thursday, March 28, 2024 5:38:11 PM

Max,

My apologies for the delayed response to your request for review. This is a busy time of year as the Assessor's Office staff prepare for the end of the year assessment roll closure.

This Assessor's Office review of VALLEY OAKS EXTENSION, SD 06-01, (VALLEY OAKS SUBDIVISION, SDX 24-01), VALLEY OAKS PARTNERS LLC, APN 014-260-240-000, 014-260-360-000, and 014-260-510-000, has the following comments:

- Assessments located in separate Tax Rate Areas:
 - TRA 062-003: APN 014-260-360-000, and 014-260-510-000
 - TRA 062-037: APN 014-260-240-000
- Property taxes:
 - UNPAID and DUE: APN 014-260-360-000, and 014-260-510-000 as of 12/10/2023
 - PAID: APN 014-260-240-000 as of 1/4/2024
- Ownership confirmed: VALLEY OAKS PARTNERS LLC per grant deed #2022000117, 1/5/2022
- Easements of record exist on APN 014-260-360-000, and 014-260-510-000
- Subdivision Map version #4, Vesting Tentative Map, reviewed and located, with the following comments:
 - Application cover sheet note:
 - APN 014-260-240-000 has a stated acreage of 3.24ac when in it is more like 17+acres
 - APN 014-260-360-000 has a stated acreage of 17ac when it is more like 103+acres
 - APN 014-260-240-000 is not identified as being a part of the VTP
 - A 63ft-wide roadway was built linking Hartmann Road with Lot 3 identified on the proposed parcel map draft "Valley Oaks Subdivision Village II" – it is unknown if an Offer of Dedication was made to the County as no such document could be located in the Official Records
 - APN 014-260-360-000 identifies development Phases 1 thru 6 and proposed Parcels A thru F, and I thru M
 - APN 014-260-510-000 identifies development of proposed commercial parcels – Valley Oak Village 1 thru 4 – and Parcels G and H
 - A Parcel Map titled "Valley Oaks Subdivision Village II" was reviewed Jan 3, 2021 and covers an area identified on the VTP with the same name. It is unknown if the map was accepted for recordation

Please proceed accordingly.

Ryan Lewelling
Cadastral Mapping Specialist,
Assessor-Recorder, County of Lake, California
707-263-2302 | Ryan.Lewelling@LakeCountyCA.gov

From: [David Bingham](#)
To: [Max Stockton](#)
Subject: RE: Request for Review SDX 24-01
Date: Friday, March 22, 2024 1:58:12 PM

Good afternoon, Max,

The Department of Public Works Engineering & Inspection Division has no comments, objection, or additional requirements in regards to SDX 24-01.

David Bingham
Assistant Engineer I
County of Lake
Office: (707) 263-2341
Cell: (707) 349-1483
Fax: (707) 263-7748

From: [Lake County Community Development - Resource Planning](#)
To: [Max Stockton](#)
Cc: [Lake County Community Development - Resource Planning](#)
Subject: RE: Request for Review SDX 24-01
Date: Friday, March 15, 2024 3:48:38 PM
Attachments: [image001.png](#)
[Grading Permits 2024.pdf](#)

Good afternoon Max,

Please give the applicant the attached "Grading Permits 2024" handout as part of this RFR process. Note that the Grading Permit must be issued before the applicant may apply for any Building Permits required for the project.

Thank you,



Katherine Schaefers, MA
Resource Planner

Community Development Department
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221
Fax: (707) 262-1843

Email: ResourcePlanning@lakecountyca.gov

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From: Max Stockton <Max.Stockton@lakecountyca.gov>

Sent: Friday, March 8, 2024 4:09 PM

To: r2ceqa@wildlife.ca.gov; paul.duncan@fire.ca.gov; rex.jackman@dot.ca.gov; jesse.robertson@dot.ca.gov; mike.wink@fire.ca.gov; alancaster@lakecountyfire.com; Katie Carpenter

<Katie.Carpenter@lakecountyca.gov>; Lake County Community Development - Resource Planning <ResourcePlanning@lakecountyca.gov>; David Bingham <David.Bingham@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; pgeplanreview@pge.com; Vance Ricks <Vance.Ricks@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>

Subject: Request for Review SDX 24-01

Hello,



M E M O R A N D U M

TO: Max Stockton, CDD
FROM: Vance Ricks, County Surveyor
SUBJECT: Valley Oaks Subdivision SDX 24-01
DATE: March 20, 2024

It is the Surveyor's Office opinion that the Valley Oaks Subdivision is eligible for this extension, based upon the following California Subdivision Map Act Sections:

- 66452.6(e) Upon application of the subdivider filed prior to the expiration of the approved or conditionally approved tentative map, the time at which the map expires pursuant to subdivision (a) may be extended by the legislative body or by an advisory agency authorized to approve or conditionally approve tentative maps for a period or periods not exceeding a total of six years. The period of extension specified in this subdivision shall be in addition to the period of time provided by subdivision (a). Before the expiration of an approved or conditionally approved tentative map, upon an application by the subdivider to extend that map, the map shall automatically be extended for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first. If the advisory agency denies a subdivider's application for an extension, the subdivider may appeal to the legislative body within 15 days after the advisory agency has denied the extension.

Valley Oaks Subdivision was approved by the Planning Commission on January 25, 2018 (SD 06-01) with an expiration date of two years, or January 25, 2020.

Based on the Subdivision Map Act Section referenced above, the Tentative Map will have a final expiration date of January 25, 2026.

Please note the following provisions for this map:

- Should the Developer complete a Phase of Development, as shown on the Tentative Map, the remaining Phases receive an automatic 12-month extension.
- Prior to recordation of any Phase, ALL conditions of the Tentative Map must be completed including payment of all taxes, liens or assessments, and completion and acceptance of all roadway and infrastructure improvements.
- The Valley Oaks Subdivision Map (SD 06-01) has received two previous time extensions which extended the expiration date of the Map to January 25, 2024. **This extension (SDX 24-01) to January 25, 2026 will be the final extension allowed under the current State law, unless the Developer completes a Phase of The Tentative Map (as explained in the above paragraph).**

Please contact me if you have any questions. Thank you.

Valley Oaks Subdivision Village II PDC Phase 1
Subdivision Recommended Conditions

Review Date: 14 November, 2022

Final decision of your subdivision request will be heard by the Lake County Planning Commission at a publicly noticed hearing at a future date. Any decision of the Planning Commission is appealable (with fee) to the Board of Supervisors. The Board of Supervisors decision is Final.

It should be noted that additional conditions may be determined to be required during the writing of the Staff Report and Initial Study (CEQA Compliance). These additional conditions are dependent on various reports that have been prepared for the project and comments from the Local, State and Federal Agencies contacted.

It is the responsibility of the owner/applicant to insure that all required conditions have been complied with if the project should be approved by the Planning Commission. In many instances this may require a Final Sign off by other agencies. The owner/applicant shall supply Written Final Sign-Off Clearances to the Department of Community Development. Conditions may require a Review Fee/Filing by the Recommending Agency.

County Surveyor's Office

All subdivisions shall comply with all requirements of the State Subdivision Map Act and Chapter 17-10 thru 17-18, of the Lake County Subdivision Regulations Ordinance. Including, but not limited, to the following:

Preliminary title report shall be submitted with the 1st review of the *Parcel Map*

There shall be provided an access easement of 50 feet in width from a publicly maintained road to each parcel being created. Documentation of access easement(s) shall be provided to the Lake County Surveyor's Office for their review prior to final approval.

Prior to recordation of the final *Parcel Map*, all parcel corners and right-of-way angle points shall be monumented, subject to the approval of the County Surveyor or a monument bond can be submitted per Section 17-29.9 Lake County Ordinance.

All easements of record shall be shown on the final *Parcel Map*

Roads and public utility easements shall be an irrevocable offer for dedication to the County of Lake.

A note shall be placed on the Final Parcel Map stating Oak Meadow Drive is "Not a County Maintained Road"

Pursuant to Government Code Section 66492 & 66493, prior to recordation of the subdivider must: (1) Obtain a Certificate from the Lake County Tax Collector stating that all current taxes and any delinquent taxes have been paid and; (2) Pay a security deposit (or bond) for taxes that are a lien, but not yet due and payable.

This subdivision is located on or near a State Highway. For dedications along the State Highway, Lake County Department of Public Works defers to the recommendations of California Department of Transportation (Caltrans)

Hartmann Road shall be an offer of dedication to the County of Lake. Legal Descriptions and Exhibits shall be submitted to the Lake County Surveyor's Office.

ROAD IMPROVEMENT REQUIREMENTS

All construction shall conform to Section 17-28 of the Lake County Ordinance “Improvements” and the currently Adopted and Revised Road Design and Construction Standards. Including, but not limited, to the following:

Prior to approval of Valley Oaks Subdivision Village II PDC Phase 1, the applicant shall submit a letter to the Department of Public Works Director by the Engineer of record or a Geotechnical Engineer stating that Oak Meadow Drive was constructed in accordance with the improvement plans and meets the minimum requirements for a Major Collector road per county Standard 200-B.

Prior to approval of Valley Oaks Subdivision Village II PDC Phase 1, the applicant shall borehole the existing structural section at the entrance to Oak Meadow Drive at Hartmann Road to confirm conformation with a Commercial Drive structural section per County of Lake Road and Construction Standard No. 231-D. An inspection notice prior to sampling shall be submitted to the Lake County Department of Public Works, prior to commencement.

All work shall be constructed in accordance with improvement plans prepared by a Civil Engineer and approved by the Lake County Department of Public Works. The developer shall enter into an Engineering/Inspection Agreement (Agreement) with the Department of Public Works, which requires a deposit of 2% of the engineer’s estimated cost of improvements. All improvements shown on the plans shall be completed, and all proposed work within County rights-of-way requires obtaining an encroachment permit from the Lake County Department of Public Works.

The Emergency access easement shall consist of twenty foot (20’) wide all weather surface, designed and maintained to support the imposed loads of fire apparatus per California Fire Code 503.2 and shall bear the stamp and signature of a State of California engineer, or as approved by the local fire protection district.

Fire lane signage and striping shall conform to California Fire Code 503.3 or as approved by the local fire protection district.

A street light shall be installed at the intersection of Hartmann Road and Oak Meadow Drive per California Department of Transportation requirements. Location shall be approved by the Department of Public Works Director.

Fire Hydrant locations shall be approved by the local fire protection district. Written verification shall be submitted to the Department of Public Works.

A Private Road Naming Petition along with the appropriate fees shall be filed with the Department of Public Works, to name the private roadway serving this division. It shall be the responsibility of the subdivider to provide a street sign for the newly named private roadway. The sign shall conform to the county standards for signs.

The Private Road Name shall be shown on the **Parcel Map** to be recorded. It shall be the responsibility of the subdivider to provide a street sign for the newly named private roadway. The sign shall conform to the county standards for signs. Site addresses shall be posted for each of the proposed parcels in conformance with Lake County Fire Safe Standards

The applicant shall create to the satisfaction of County of Lake an organization or association for the maintenance of the private roads, appurtenant drainage systems, water systems and sanitation sewer systems and the Emergency Access Easement, within the subdivision or show evidence of the existence of such an agreement or organization.