

**COUNTY OF LAKE VESTING TENTATIVE
PARCEL MAP; PM 21-31
VILLAGE II WITHIN THE VALLEY OAKS SUBDIVISION**

Pursuant to the approval of the Lake County Board of Supervisors on XXXXX, 2022, there is hereby granted to **Valley Oaks Partners LLC** approval of a **vesting tentative parcel map, file no. PM 21-31**, on property located at **18426 South State Highway 29, Middletown**, being **Assessor's Parcel Number 014-260-51**. This approval is subject to the terms and conditions listed within the original Conditions of Approval for Valley Oaks subdivision, file no. SD 06-01, except as modified below:

General

1. The Vesting Tentative Map (Tentative Map) approved are described as:
 - Sheets 1 through 4 of Tentative Parcel Map, prepared by Cinquini and Passarino, Inc., and dated June 2020.
2. The County shall review the modified subdivision map for the entire Valley Oaks subdivision prior to recordation of the final parcel map. In this case, review of the modified subdivision map means approval of the modification and extension of the subdivision prior to recordation of the parcel map final map.
3. No new building permits for lots 1, 2 or 3 shall be issued until the subdivision modification is accepted / approved by the County.
4. Each Parcel shall require a Specific Plan of Development (Major Use Permit) prior to developing further.
5. Due to construction occurring on the three roads that are associated with Village II that were not reviewed or inspected by the County Department of Public Works, no right-of-way dedications shall be accepted by the County associated with PM 21-31.
5. The County may at its discretion accept dedication(s) for utility easement(s), emergency access easement(s), and pedestrian access easements.
6. The location, size, and grades of proposed sewers, water lines, storm drains, storm water facilities and BMP structural source and treatment controls shall be shown on a revised tentative parcel map.
7. Fire hydrants shall be installed no more than 300 feet from one another throughout this commercial development. Placement shall be at the discretion of the Building

Official / Fire Marshal, and shall occur prior to installation.

8. Street light(s) shall be installed by the developer at the intersection of Hartmann Road and Oak Meadow Drive prior to final map recordation. All street lighting shall meet County of Lake street light standards.
9. All roads associated with Village II development shall remain private and shall be maintained in good conditions by the developer for the life of the development. The County may at its discretion require a Private Maintenance Agreement that lists the developer as the responsible party for maintaining Hartmann Drive, Oak Meadow Drive, and Valley Oaks Boulevard within the boundary of Village II.
10. All parcel corners, angle points, and right-of-way curve points shall be monumented, subject to the approval of the County Surveyor. Two blueline prints shall be submitted to the County Surveyor, and shall show mathematical closures on the exterior boundary of the parcels before division.
11. Prior to recordation of the final Parcel Map, all easements shall be shown on the map. The map shall be reviewed by the Community Development Director and Public Works Director prior to recordation after all easements are shown on the map.
12. A parcel map shall not be recorded if development has occurred on the property that would be inconsistent with the zoning ordinance or other applicable code should the map be recorded.
13. The configuration of the final parcel map may include minor amendments, provided that all proposed parcels complying with the zoning ordinance and general plan, and the modification does not result in any increased environmental impact. Any modification shall be subject to approval by the Community Development Department Director and the Department of Public Works.
14. If not recorded, the approved Tentative Parcel Map shall expire on XXXX, 2024 unless an extension with fee has been granted consistent with the subdivision ordinance and the Subdivision Map Act.
15. Other than for use as a drain field, Lot G shall not be developed until validated by the County as it is a remainder lot. Validation can occur through a new Parcel Map or by a Certificate of Compliance ('C of C').

Mary Darby, Director
COMMUNITY DEVELOPMENT DEPARTMENT

Prepared by: EJP

By: _____
Jim Feenan, Office Assistant III

Acceptance

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

Date: _____

Signature of applicant or authorized agent

Printed name of applicant or authorized agent