

**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 Planning Commission on August 25, 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:

I. General

1. Approval of this parcel map is valid for a period of two (2) years. If the final parcel map is not recorded prior to August 25, 2024, and unless an extension is applied for on or before this date, the tentative parcel map shall be considered as null and void.
2. The Vesting Tentative Parcel 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.
3. This permit does not abridge or supersede the regulatory powers or permit requirements of any federal, state, local agency, special district or department which may retain a regulatory or advisory function as specified by statute or ordinance. The applicant shall obtain permits as may be required from each agency
4. The configuration of the final parcel map may include minor amendments, provided that all proposed parcels comply with the Zoning Ordinance, General Plan, and the modification does not result in any increased environmental impact. Any modification shall be subject to approval by the Community Development Director and/or the Department of Public Works.
5. No new building permits for parcels 1, 2 or 3 shall be issued until the parcel map final map is recorded.
6. Each Parcel shall require a Specific Plan of Development (Major Use Permit) prior to developing further.
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. 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.
10. 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').
11. Prior to final map recordation, the applicant shall submit one reproducible tracing of the parcel map, together with the required statements, and a filing fee. The map shall be filed with the County Surveyor at least thirty (30) working days prior to final map recordation.
12. The applicant is responsible for the continued operation and maintenance of storm water facilities and BMP structural source and treatment controls constructed as an appurtenance to streets and other parcels designed and intended for public use through the establishment of a Zone of Benefit or when constructed on private property through the execution of a Maintenance Agreement acceptable to the County.

II. Surveying

1. The final parcel map shall comply with all requirements of the State Subdivision Map Act.
2. Prior to recordation of the subject map, the vesting Tentative Subdivision Map shall be modified to include APN 014-260-24, to reflect access road change off of Hartmann (as recommended in PC meeting dated 4-9-2020 and CDD letter dated 7-15-20) and to reflect approved access off of State Hwy 29.
3. Revised Tentative map shall comply with requirement "h" on page 4 of 16 on the previously issued Approval of Vesting Tentative Map dated January 25, 2018, which required "For the area within the PDC zoning district, the applicant shall provide a proposed phasing plan and show the phasing plan on the Tentative Map."
4. Monuments shall be set at all lot corners, angle points and right of way curve points; as well as road centerline curve points which shall have monument boxes on the new road; subject to approval by the Lake County Surveyor's Office.
5. All existing and proposed easements shall be shown on the final parcel map.

III. Engineering

1. The County will not be accepting roadways into the County-maintained system. Provisions shall be made for road maintenance such as a County Service Area, Permanent Road Division, or other acceptable means.

2. On and off-site signs, striping, and pavement markings shall be provided by the developer as required by Road Division of the Department of Public Works.
3. Prior to the recordation of the final map, all proposed roadways shall be improved in accordance with the requirements of the Road Division of the Department of Public Works to Lake County road standards for a minor collector.
4. Prior to road building activity, improvement plans and a cost estimate prepared by a registered civil engineer shall be submitted to the Public Works Department for all road improvements. A signed Inspection Agreement and a deposit of 2-percent of the engineers cost estimate shall be submitted to Public Works prior to plan review.
5. Prior to recording of the final map, all road improvements shall be installed as shown on the approved plans unless adequate in-lieu fees are paid or finance assurance equivalent to 150 % of the cost of the improvements as estimated by a qualified engineer and approved by the Department of Public Works has been submitted in the form of an agreement, certificate of deposit or bond satisfactory in form and content to Lake County Counsel.
6. Radius of centerline of new roadway curves 200' (Section 3, 2-G County of Lake Road Design and construction standards)
7. Cul-de-sac or approved turnaround shall be needed. The applicant will need to confirm that the proposed road knuckle/cul-de-sac will accommodate a semi-truck/trailer turning radius.
8. The interior parcel road shall be construction to a curb to curb width of 52-feet with curb and gutter and center median as shown on the roadway plans prepared by B.C. Engineering Group and dated December, 2019.
9. Non access strip shall be needed along any State Highway right of way and on the Hartmann Road frontage as shown on the Tentative Map.
10. Encroachment permit shall be needed prior to any construction within the County right of way.
11. Site distance shall be provided at the new intersection in accordance with Caltrans Highway Design standards for public road intersections.
12. Intersection lighting should be provided at the Oak Meadow Drive/Hartmann Road intersection.

Mireya Turner, Deputy 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