

COUNTY OF LAKE

DEVIATION DV 16-01 TO
PARCEL MAP 15-03

Patrick Smythe

Pursuant to the approval of the Lake County Planning Commission on **December 14, 2017**, there is hereby granted to **Patrick Smythe**, a deviation DV 16-01 to parcel map PM 15-03, to allow a deviation from the Subdivision Regulations and modification of tentative map conditions, located at **19658 and 19697 East Road, Lower Lake**, being AP 012-049-07 and 012-049-10, subject to the following conditions:

Condition B.1 of Parcel Map 15-03 is hereby deleted:

~~Prior to recordation of the final map, the permit holder shall pay a park in lieu (Quimby) fee to the Department of Public Services equivalent to an amount as established by Lake County Subdivision Ordinance Section 17-27A.2.~~

Condition C.3 of Parcel Map 15-03 is hereby deleted:

~~Prior to recordation of the final parcel map, a building envelope shall be established on parcel two that minimizes any impacts to the recorded vernal pool area and on parcel three to address steep slopes and setback requirements for septic systems and wells from single family residences.~~

Condition C.4 and C.5 of Parcel Map 15-03, is hereby combined and amended to read as follows:

Prior to recordation of the final map, a biological assessment **and wetland delineation** shall be conducted by a biologist to assess the vernal pool area and to determine if mitigations are required to protect any listed endangered or threatened species located in the vernal pool vicinity. **The final map shall include a note(s) listing all** mitigation measures recommended by the biologist.

Condition D.1 of Parcel Map 15-03, is hereby amended to read as follows:

Prior to recordation of the final map, East Road extending from Spruce Grove Road to the Westerly boundary of Parcel Two where the cul-de-sac is to be constructed shall be improved to a Minor Road Standard, 24 foot wide road consisting of two 10 foot travel lanes with 2 foot shoulders, graveled. A cul-de-sac or other approved turnaround shall also be provided near the intersection of the driveway to the existing residence on Parcel One and at the end of East Road.

Condition D.4 of Parcel Map 15-03 is hereby deleted:

~~The County of Lake will not be accepting East Road into the County maintained roads system so provisions will be required to be made by the subdivider for continued road maintenance through the establishment of a Zone of Benefit or other means acceptable to the Department of Public Works.~~

Condition D.4 of Parcel Map 15-03 is hereby replaced with:

Prior to recordation of the final map, a fifty-foot wide conditional offer of dedication for public roadway and public utilities shall be made which may be accepted by the County at such time as a street shall have ceased to remain physically closed or posted and shall have been open to the public for a period of not less than three months for East Road from Spruce Grove Road to the east property boundary of Parcel Two and across the driveway access from East Road on Parcel Three to Parcel One. East Road will be dedicated for ingress, egress only for public law enforcement, fire protection, welfare and other related public or county agencies, their vehicles and personnel over the portion designated as a private roadway. The offer of dedication of East Road and the driveway to Parcel One as a

public roadway will need to be made on the final map and off tract dedication so the roads can be open to the public should the private gated access be removed. Also, prior to recordation of the final map, a public utility easement along both East Road from Spruce Grove Road to the east property boundary of Parcel Two and along the driveway access from East Road on Parcel Three to Parcel One shall be offered for dedication.

Condition D.5 of Parcel Map 15-03 is hereby added:

"An offer of dedication for a public roadway easement fifty feet in width as required for future development of the parcel described as the Southeast quarter of the Northeast quarter of Section 32, T.12N, R.6 W, M.D.B.&M. subject to the provisions for a gated access" will be made on the final map.

Condition D.6 of Parcel Map 15-03 is hereby added:

Prior to recordation of Final Map, owner of APN 012-049-11 shall provide written approval authorizing the gated access entrance for East Road. A copy of the document shall be provided to the Community Development Department.

All other applicable requirements of PM 15-03 shall remain in effect as previously approved.

ROBERT MASSARELLI,
COMMUNITY DEVELOPMENT DEPARTMENT

Prepared By: KG

By: _____
Danae Bowen, Office Assistant III

ACCEPTANCE

I have read and understand the foregoing Minor Modification to Use Permit and agree to each and every term and condition thereof.

Date: _____
Applicant or Authorized Agent