

**COUNTY OF LAKE
PATRICK SMYTHE
PARCEL MAP 15-03**

EXPIRES May 12, 2018

Pursuant to the approval of the Lake County Planning Commission on May 12, 2016, there is hereby granted to **Patrick Smythe, P O Box 1007, Middletown CA, 95461**, approval of a **Parcel Map to allow the subdivision of two existing seventy seven acre lots into three parcels, Parcel One being 24.42 acres, Parcel Two being 30.73 acres net and Parcel three being 21.24 acres net** on property located at **19658 and 19697 East Road in Lower Lake** being **Assessor Parcel No 012-049-07 and 012-049-10** subject to the following conditions:

A. General

1. The final parcel map shall be in substantial conformance with the tentative map submitted to the Community Development Department and approved by the County Surveyor on October 28, 2015. The configuration of the final parcel map may include minor amendments, provided that the proposed parcels comply with the Zoning ordinance and General Plan, and the modification does not result in any increased environmental impact. Any modification shall be subject to approval by the Community Development Director and the Department of Public Works.
2. Prior to recordation of the final parcel map, all parcel corners and angle points shall be monumented, subject to the approval of the County Surveyor.
3. All existing easements shall be shown on the final parcel map.
4. 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.
5. Prior to recording the final map, all current and supplemental taxes shall be paid.

B. Recreation

1. 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.

C. Biological & Cultural Resources

1. This tentative map approval shall not become effective, operative, vested or final until the California Department of Fish and Game filing fee required or authorized by Section 711.4 of the Fish and Game Code is submitted by the property owner to the Community Development Department. Said fee shall be paid within 30 days of approval. Failure to pay said fee by the specified deadline shall result in this tentative map automatically becoming null and void.
2. Should archaeological materials be discovered during future development, all activity shall be temporarily halted in the vicinity of the find and a qualified archaeologist be retained to evaluate the find and recommend mitigation procedures.
3. 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.
4. Prior to recordation of the final map, a biological assessment 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. Any mitigation measures recommended by the biologist shall be incorporated into the final conditions of approval.
5. Prior to final map approval, a wetland delineation shall be conducted to identify all areas within the vernal pool habitat area currently located on APN 012-049-10.

D. Roads

1. East Road will be improved to a Minor Road Standard, except it will not be required to be a paved surface since each parcel will be larger than five acres. A cul-de-sac or other approved turnaround shall be provided near the intersection of the driveway to the existing residence on parcel one.

EXHIBIT A

2. A street sign that meets the Lake County Road Design and Construction Standards shall be installed at the East Road/Spruce Grove Road intersection.
3. The subdivider shall submit a Cost Estimate and Improvement Plans prepared by a Registered Civil Engineer for all roadway improvements. A signed Engineering/Inspection Agreement with a stipulated deposit of two percent of the Engineer's Cost Estimate shall be submitted prior to plan review.
4. 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.

E. Air Quality

1. Vegetative waste from property development should be composted or chipped as a means of disposal.
2. A District burn permit is required for all open burning and only clean dry vegetation that was grown on the property may be burned.

F. Environmental Health

1. Prior to final map approval, adequate water quantity must be demonstrated on parcel three. Demonstration may include, but may not be limited to (GPM) gallons per minute for a four hour testing period and the recovery rate established in a 30 minute period if public water service is unavailable. The 4 hour pump test must be overseen by the Environmental Health Division.
2. Prior to the approval of the final map, the subdivider shall apply for a site evaluation on parcel three to determine if on-site wastewater disposal is possible.

G. Wildfire Safety

1. All requirements of the State of California's Public Resources Codes-PRC 4290 and 4291 shall be met during road construction, driveway construction, the installation of any gates or before the issuance of any building permit.

H. Timing and Expiration

1. This approved map shall expire on May 12, 2018, unless an extension has been granted consistent with the Subdivision Ordinance and the Subdivision Map Act.
2. The permit holder shall permit the County of Lake or representative(s) or designee(s) to make periodic inspections at any reasonable time deemed necessary in order to assure that the activity being performed under authority of this permit is in accordance with the terms and conditions prescribed herein.

**INTERIM COMMUNITY DEVELOPMENT DIRECTOR
SCOTT DELEON**

Prepared by: KG

By: _____
Danae Bowen, Office Assistant III

ACCEPTANCE

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

Date: _____

Applicant or Authorized Agent Signature

Print Name