

**COUNTY OF LAKE
DAMON FANUCCHI
TENTATIVE SUBDIVISION MAP; SD 16-01**

EXPIRES JULY 28, 2018

Pursuant to the approval of the Lake County Planning Commission on July 28, 2016, there is hereby granted to **Damon Fanucchi, 2013 16th St., San Francisco, CA. 94103** approval of a **tentative subdivision map to create 2 parcels**, on property located at **15385 Stonefield Ct., Middletown, CA**, being **Assessor Parcel No. 014-111-21** subject to the following conditions:

A. General

1. The use hereby permitted shall substantially conform to the project as described in the Community Development Department Application, Planning Division Supplemental Data Form, and tentative subdivision map dated May 16, 2016. The configuration of the final subdivision map may include minor amendments, provided that all 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 map, monuments shall be set at all parcel corners and right of way curve points, subject to the approval of the County Surveyor.
3. All existing easements shall be shown on the final parcel map.
4. A final subdivision 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. All existing accessory structures shall be removed or repositioned to meet zoning ordinance setback requirements.
6. All requirements of Callayomi Water Co. and Special Districts are incorporated into this permit.
7. Prior to recording the final map, all current and supplemental taxes shall be paid.

B. Biological and Cultural Resources

1. This tentative map approval shall not become effective, operative, vested or final until the California Department of Fish and Wildlife filing fee authorized by Section 711.4 of the Fish and Wildlife Code is submitted by the property owner to the County Clerk. Said fee shall be paid within 30 days of approval of the tentative map. Failure to pay said fee by the specified deadline shall result in this tentative map automatically becoming null and void. Alternatively, a No Effect Determination may be issued by the California Department of Fish and Wildlife.
2. Should any archaeological, paleontological, or cultural materials be discovered during development, all activity shall be halted in the vicinity of the find(s), and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, they shall be treated in accordance with Public Resources Code Section 5097.98.

C. Air Quality, Water Quality and Hazards & Hazardous Materials

1. If substantive air quality complaints are received, the permit holder shall submit a dust mitigation plan for the approval by the Lake County Air Quality Management District and the Community Development Department.
2. Vegetation that is removed should be chipped and used for ground cover and erosion control.

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3. The permit holder shall minimize vehicular and fugitive dust during construction by use of water, paving or other acceptable dust palliatives. Impacted areas shall be revegetated or covered to reduce wind-induced dust.
4. Burning of vegetation and construction debris is not authorized.
5. All requirements of the South Lake County Fire Protection District, CAL FIRE and Community Development Department Building & Safety Division are incorporated into this permit.
6. The permit holder shall be required to protect local watershed from polluting runoff with the implementation of Best Management Practice (BMPs) principles. Best Management Practices may include the placement of straw, mulch, seeding, straw wattles, silt fencing, rock lined ditches, jute netting and the planting of native vegetation on all disturbed areas.

D. Transportation/Traffic & Noise

1. The applicant shall add the proposed lots to the existing zone of benefit which provides for continued maintenance of Stonefield Court. All costs associated with modifying the existing zone of benefit shall be paid by the applicant. Contact the County of Lake Public Works Department for specifications.
2. Prior to recordation of the final map, the property frontage along the project parcel and extending to the intersection of Stonefield Court and Santa Clara Road, shall be improved with curb, gutter and sidewalk as shown on the tentative map, subject to the approval of the Department of Public Works.
3. The applicant shall submit a Cost Estimate and Improvement Plans prepared by a Registered Civil Engineer for all roadway improvements. A Signed Engineering/Inspection Agreement with stipulated deposit of 2% of the Engineer's Cost Estimate shall be submitted prior to plan review.
4. All construction activities including engine warm-up should be limited to weekdays and Saturday, between the hours of 7:00 a.m. and 7:00 p.m. to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels.
5. Permanent potential noise sources, such as generators and heating and cooling equipment, shall be designed and located to minimize noise impacts to surrounding properties.

E. Recreation

1. Prior to recordation of the final map, the subdivider shall submit park in-lieu "Quimby" fees to the Lake County Public Services Department in an amount consistent with the Subdivision Ordinance.

F. Timing/Mitigation Monitoring

1. 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.
2. This approved map shall expire on July 28, 2018 unless an extension has been granted consistent with the Subdivision Ordinance and the Subdivision Map Act.

**COMMUNITY DEVELOPMENT DIRECTOR
ROBERT MASSARELLI**

Prepared by: mgt

By: _____
Danae Bowen, Office Assistant III

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ACCEPTANCE

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

Date: _____

Applicant or Authorized Agent