

**COUNTY OF LAKE**  
**COBB VISTA SUBDIVISION**  
**TENTATIVE SUBDIVISION MAP (SD 06-14)**

**EXPIRES JUNE 19, 2009**

Pursuant to the approval of the Lake County Planning Commission on January 25, 2007, and as amended by the Board of Supervisors on June 19, 2007, there is hereby granted **Damon Fanucchi**, c/o The Rental Source, 2013 16<sup>th</sup> Street, San Francisco, CA 94103 approval of a **tentative subdivision map** for a **division of 1 acre into 3 lots** at **15375 Stonefield Court, Middletown, CA 95461**, being Assessor Parcel No. **014-111-22** subject to the following conditions:

**A. General**

1. Prior to recordation of the final map, monuments shall be set pursuant to Section 17.29 of the Lake County Subdivision Ordinance, subject to the approval of the County Surveyor.
2. All existing easements shall be shown on the final map.
3. Public utility easements with a width of five feet shall be provided along all property boundaries.
4. A final 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. The configuration of the final map may include minor amendments, provided that all proposed lots 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.
6. Prior to recordation of the final map, all taxes due shall be paid, and all estimated taxes for the subject property shall be pre-paid to the County Tax Collector.

**B. Air Quality/Noise and Cultural/Biological Resources**

1. If serpentine soils are encountered during excavation, then all work shall cease and the County of Lake Air Quality Management District shall be notified and a serpentine dust mitigation plan implemented.
2. The subdivider shall minimize vehicular and fugitive dust during construction by use of water, paving or other acceptable dust palliatives. All driveways and parking areas shall be surfaced and maintained to minimize fugitive dust from ongoing use.
3. Construction activities shall be limited to between the hours of 8:00 a.m. and 5:00 p.m., Monday through Saturday. Adjustable back-up beepers (when required by law) shall be set to the lowest allowable levels.
4. All unusable vegetation removed during development, to the greatest degree possible, should be composted or chipped with the materials being used onsite for ground cover and erosion control. If open burning is a considered option, Lot Clearing Burn Permits are required by the County of Lake Air Quality Management District. Burning of construction or demolition debris or commercial refuse is prohibited.
5. Should any archaeological materials be discovered in the development of this property, 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.

6. The final map shall include building envelopes to provide for maximum retention of existing mature trees on site. The building envelopes designated by the previous parcel map shall be re-evaluated for accuracy, and building envelopes shown on the final subdivision map, as a separate sheet.
7. A note shall be included on the final map that states that "Prior to removal of any oak trees over 5" in diameter, a mitigation plan will be required, pursuant to section 21083.4 of the Public Resources Code, under the California Environmental Quality Act, subject to approval of the Community Development Department."

**C. Traffic and Circulation and Hydrology and Water Quality**

1. Prior to recordation of the final map, the half of Stonefield Court adjoining the subject property shall be improved to a residential minor road standard with curb, gutter and sidewalk. Alternately, the subdivider may construct, instead of curb gutter and sidewalk, another means for pedestrian access, subject to approval of the Public Works and Community Development Departments. Prior to construction of road improvements, improvement plans and a cost estimate prepared by a Registered Civil Engineer shall be submitted to the Department of Public Works for review and approval. Engineered drainage plans and calculations for improvements shall be submitted to the Water Resources Division for review and approval. The drainage plans shall include mitigation measures to lessen the impact of stormwater runoff. Improvements shall be installed as shown on the approved improvement plans. The subdivider shall submit a stipulated deposit of 2% of the engineers cost estimates to the Department of Public Works prior to plan review.
2. The applicant shall install on site and off-site signing and road striping, as required by the Department of Public Works.
3. Prior to recordation of the final map, the developer shall provide, subject to the approval of the Department of Public Works, a provision for the new lots to be included in the existing County Service Area No. 23, Zone B, which provides for ongoing road maintenance by adjoining property owners, including all costs associated with modifying the existing zone of benefit.
4. An encroachment permit from the Department of Public Works shall be obtained prior to any work within the County right of way.

**D. Public Services/Utilities/Recreation**

1. Prior to recordation of the final map, sewer service for all lots shall be provided by the Lake County Sanitation District. Sewer lines shall be installed and stubbed to each lot.
2. Prior to recordation of the final map, the existing well on the property shall be destroyed or abandoned, as per requirements of the Environmental Health Division. Alternately, the well may be authorized to remain, provided it meets all conditions required by the County Department of Health Services and Callayomi County Water District.
3. Prior to recordation of the final map, water service shall be stubbed to each lot through the Callayomi County Water District.
4. Prior to recordation of the final map and prior to road improvements, utilities including electric and communications, shall be installed underground to each lot as per the standards of utility providers.
5. Prior to recordation of the final map, the applicant 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.

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6. Prior to recordation of the final map, the subdivider shall install a CBU, centralized back unit, for mail delivery to the new parcels, in a location and configuration subject to approval of the Middletown Postmaster.

**E. Timing and expiration/Mitigation Monitoring**

1. Prior to recordation of the final map, the subdivider shall enter into a mitigation monitoring inspection agreement with the County of Lake. An annual mitigation monitoring fee shall be remitted until all conditions are met.
2. This approved tentative map shall expire on June 19, 2009, unless an extension has been granted consistent with the subdivision ordinance and the Subdivision Map Act.

**COMMUNITY DEVELOPMENT DIRECTOR  
RICHARD COEL**

Prepared by: ps

By: Danae Bowen

Danae Bowen

**ACCEPTANCE**

I have read and understand the foregoing Tentative Subdivision Map and agree to each and every term and condition thereof.

Date: 7-17-07

Damon Ely  
Applicant or Authorized Agent