

**ATTACHMENT 3
COUNTY OF LAKE
DAMON FANUCCHI
RENEWAL (PM 05-07) OF EXPIRED TENTATIVE PARCEL MAP (PM 02-08)
USE PERMIT EXTENSION UPX 05-01 of UP 02-21**

**TENTATIVE MAP EXPIRES MAY 12, 2007
USE PERMIT EXPIRES JANUARY 23, 2006**

Pursuant to the approval of the Lake County Planning Commission on May 12, 2005, there is hereby granted **Damon Fanucchi, c/o The Rental Source, 2013 16th Street, San Francisco, CA 94103** approval of a **renewal of an expired tentative parcel map and an extension of time for a major use permit for a division of 3.77 acres into 4 parcels on a property located partially in a flood zone at 21269 Santa Clara Road, Middletown, 95461, being Assessor Parcel No. 014-111-15** subject to the following conditions:

A. General

1. All parcel corners and angle points shall be monumented, subject to the approval of the County Surveyor.
2. All existing easements shall be shown on the final parcel map.
3. Public utility easements with a minimum width of five feet shall be provided along all property boundaries.
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 recordation of the final parcel map, the subdivider shall enter into a mitigation monitoring inspection agreement with the County of Lake. An annual mitigation monitoring fee of \$127 shall be remitted until all conditions are met.
6. The configuration of the parcel 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.
7. Prior to recordation of the final map, the applicant shall provide a letter from a licensed surveyor stating that the residences and walls constructed meet all new setback requirements. Alternately, the applicant shall have approved a minor use permit or variance if the residences do not meet setback requirements.
8. Prior to recordation of the final parcel 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. Roadway Improvements

1. On the final parcel map, ten (10) feet of the property frontage adjoining Santa Clara Road is to be irrevocably offered for dedication as a public right-of way to the County of Lake for roadway and utility purposes.
2. Prior to recordation of the final parcel map, the applicant shall remove all fencing or walls located within the county right of way dedication area.
3. Prior to recordation of the final parcel map, the half of Santa Clara Road adjoining the subject property is to be developed to County of Lake collector standards, including a total of 12 feet of pavement and 6 feet of paved shoulder. Improvement plans and a cost estimate prepared by a registered civil engineer shall be submitted to the Public Works Department. Improvements shall be installed as shown on the approved improvement plans. The applicant shall submit a stipulated deposit of 2% of the engineers cost estimate to the Department of Public Works prior to plan review along with a signed inspection agreement.
4. On the final parcel map, the new access roadway shall be irrevocably offered for dedication as a roadway and public utility easement, 50 feet in width, with a 50-foot radius cul-de-sac with 35-foot radius returns, and 20-foot radius returns at the intersection with Santa Clara Road. In lieu of a 20-foot radius return, the proposed north radius return may be modified in accordance with an agreement with the Department of Public Works to accommodate proposed improvements within the dedicated right-of way.

5. Prior to recordation of the final parcel map, the new access road shall be improved to a minimum stage 7 county road standard. The applicant shall install a stop sign and a street sign at the intersection of the new access road, along with other on site and off-site signing and road striping, as required by the Department of Public Works.
6. Prior to recordation of the final map, the developer shall submit, subject to the approval of the Community Development Department, a provision for ongoing maintenance of the new access roadway. This may include CC& R's, a County Service Area, Permanent Road Division, or other means acceptable to the Department of Public Works which provides for ongoing road maintenance by adjoining property owners.
7. Prior to approval of the tentative parcel map, the new access road shall be named, subject to the approval of the County Surveyor.
8. An encroachment permit from the Department of Public Works shall be obtained prior to any work within the County right of way.
9. All roadway access from Santa Clara Road to proposed parcels shall be provided via the new access road. On the final parcel map, a one-foot wide access control strip shall be designated to prevent access from proposed parcel 1 directly onto Santa Clara Road.

C. Drainage, erosion and flood control

1. Prior to start of construction the developer shall submit on-site and off-site drainage plans and calculations for approval by the Department of Public Works. All improvements shall be constructed in accordance with the approved drainage plans.
2. All land disturbance shall be conducted between April 10 and October 10 of any given year. Exceptions may be granted by the grading authority and the Community Development Department based on dry soil conditions and expected weather patterns.
3. No structures for storage or human habitation are permitted within the designated flood zone on the property. No storage of hazardous materials or vehicles is permitted within the designated flood zone.
4. No disturbance of soil or removal of vegetation may occur within the flood zone. If an emergency situation arises in which a tree is threatening bodily injury or structural damage, the tree may then be removed.

D. Public Services/Utilities

1. Sewer service for all parcels shall be provided by the Lake County Sanitation District. The developer shall enter into a Mainline Extension Agreement for sewer service with Special Districts and install lines to each lot. All other District requirements shall be met and all fees shall be paid prior to recordation of the final parcel map. Sewer lines shall be installed and stubbed to each parcel prior to road construction.
2. Prior to recordation of the final map, existing septic systems and wells on the property shall be destroyed or abandoned, as per requirements of the Environmental Health Division.
3. Prior to recordation of the final parcel map, water service shall be provided to each parcel through the Callayomi County Water District. A mainline extension shall be installed to serve all parcels and provide a return loop to connect the water main on adjoining parcel 014-111-14 to the water main on Santa Clara Road. Lines shall be stubbed to each parcel from the mainline prior to new road construction. The mainlines shall be located in easement areas. All other Callayomi County Water District requirements shall be met and all fees shall be paid to the water district.
4. Prior to recordation of the final parcel map, all requirements of the South Lake County Fire Protection District shall be incorporated into the project including installation of a fire hydrant within the cul-de-sac area of the proposed Stonefield Court. The development shall meet Class I fire protection standards as required by of Section 21-17.65 of the Subdivision Ordinance.

Fanucchi, Parcel Map PM 05-07, Use Permit Extension UPX 05-01

5. Prior to recordation of the parcel map and prior to road construction, utilities including electric and communications, shall be installed underground to each lot as per the standards of utility providers.
 6. 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 section 17-27.2 (b).
- E. Historical and Biological Resources**
1. 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.
 2. The final map shall include building envelopes to provide for maximum retention of existing mature trees on site.
 3. No grading, fill or disturbance of vegetation is permitted within 20' of the top of the bank of the seasonal stream on the north west edge of the property.
 4. 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 County Clerk. Said fee shall be paid by March 24, 2003. Failure to pay said fee by the specified deadline shall result in this tentative map automatically becoming null and void.
- F. Air quality/Noise**
1. If serpentine soils are encountered during excavation, then than 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.
- G. Timing and expiration**
1. This approved tentative map shall expire on May 12, 2007, unless an extension has been granted consistent with the subdivision ordinance and the Subdivision Map Act.
 2. This approved use permit extension shall expire on January 23, 2006 unless otherwise vested.

**COMMUNITY DEVELOPMENT DIRECTOR
MARYJANE FAGALDE**

Prepared by: _____

By: _____
Kristine Edgmon, Secretary

ACCEPTANCE

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

Date: _____

Applicant or Authorized Agent