

**COUNTY OF LAKE  
TENTATIVE PARCEL MAP, PM 19-01  
INITIAL STUDY, IS 19-05  
ROBERT TAYLOR**

**CONDITIONS OF APPROVAL**

**Expires if not used by: March 26, 2022**

Pursuant to the approval of the **Lake County Planning Commission on March 26, 2020** there is hereby granted to **Robert Taylor, approval of a Tentative Parcel Map to divided one (1) parcel into two (2) on property located at 2200 Hill Road, Lakeport, CA 95453**, being Assessor Parcel No. **015-001-10** subject to the following conditions.

**A. GENERAL CONDITIONS**

1. The use hereby permitted shall substantially conform to the ***Tentative Parcel Map*** and any conditions of approval-imposed Review Authority to allow ***the division of one (1) parcel into two (2) parcels*** The Community Development Director may approve, in writing, minor modifications that do not result in increased environmental impacts.
2. This permit does not abridge or supersede the regulatory powers or permit requirements of any federal, state, local agency, special district or department which may retain a regulatory or advisory function as specified by statute or ordinance. The applicant shall obtain permits as may be required from each agency.
3. The permit holder is responsible for ensuring that all project workers are informed of understand, and agree to abide by the approved plans and project conditions.
4. The permit holder shall comply, and maintain all necessary permits from the Lake County Environmental Health Department regarding the use of onsite well(s) and onsite waste management systems (septic). The applicant shall contact the Department of Environmental Health at (707) 263-1163 for further information.
5. The configuration of the final 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.
6. **Prior to recordation of the final map**, all parcel corners and right-of-way angle points shall be monumented, subject to the approval of the County Surveyor.
7. All existing and proposed easements shall be shown on the final parcel map.
8. Sewer, water and PG&E service will be addressed through either public utility easements dedications or shown as private easements on the final map.
9. **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.
10. **The following note shall be placed on a supplemental map sheet that is recorded with the final map:** Prior to any development on Parcel 2, the permit holder shall apply for a site evaluation for onsite wastewater treatment system. Additionally, the applicant shall demonstrate potable water. If a well is going to be installed, a C-57 licensed well drive shall be obtained and all necessary fees paid for a water well permit.

**Attachment 3**

11. **Prior to recordation of the final map**, the permit holder shall indicate the location of the existing well on parcel One (1).
12. **The following note shall be placed on a supplemental map sheet that is recorded with the final map:** All development shall adhere to the requirements of Chapter 13 of the Lake County Code, including but not limited to adherence with the Hazardous Vegetation requirements. **(NO CONSTRUCTION IS PROPOSED)**
13. **Prior to occupancy**, the permit holder shall comply with all of the requirements of the Lakeport Fire Protection District. **(NO CONSTRUCTION IS PROPOSED)**
14. All future construction shall be reviewed and approved by a *California-Licensed Professional Civil Engineer or Architect*, and be constructed to those specifications, subject to review and approval of the Community Development Department.
15. Within 60 days after the receipt of the final parcel map, the County Surveyor shall examine it and notify the surveyor or engineer responsible for the preparation of the map, of any necessary corrections or changes to be made. After said correction or changes have been made, the original tracing or film may be returned to the County Surveyor, together with the appropriate recording fee, for acceptance by the County Surveyor and recordation.
16. A reproducible copy of the final map shall be provided to the Planning Divisions within thirty (30) days of the recordation of the final map.
17. The permit holder is responsible for ensuring that all project workers are informed of understand, and agree to abide by the approved plans and project conditions

**B. AIR QUALITY:**

1. Work practices shall minimize vehicular and fugitive dust to reduce the impact of fugitive dust emissions to a less than significant level in staging areas, work areas, and adjoining roads by use of water, paving or other acceptable dust palliatives to ensure that dust does not leave the property. Access to project areas shall be limited to authorized vehicles. *(Mitigation Measure AQ-1)*
2. Vehicles and equipment shall be well maintained and in compliance with State emission requirements. LCAQMD permits are required for any diesel generators or diesel engines installed as operating, support, or emergency backup equipment. *(Mitigation Measure AQ-2)*
3. Vegetation that is removed for development must be properly disposed. The applicant shall chip vegetation and spread the material for erosion control as an alternative to vegetation burning. Due to close proximity to sensitive receptors, chipping and/or mastication is recommended for the majority of the brush removal. *(Mitigation Measure AQ-3)*
4. All roadways, driveways and sidewalks constructed and maintained to all Federal, State and local agency requirements. *(Mitigation Measure AQ-4)*
5. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. *(Mitigation Measure AQ-5)*
6. Construction and/or work practices that involved masonry, gravel, grading activities, vehicular and fugitive dust shall be management by use of water or other acceptable dust palliatives to maintain two inches of visibly-moist soil in the project area and to ensure that dust does not leave the property.

7. All roads, trails and access routes shall be paved and/or adequately surfaces to prevent dust generation. Surfacing shall occur prior to the construction and/or occupancy to minimize dust generation and track out issues.
8. **Vegetative waste shall be composed and chipped for erosion control. Burning vegetative waste is prohibited. (IS THIS ACCURATE?)**

**C. BIOLOGICAL RESOURCES:**

1. **This Tentative Parcel Map approval does not become effective, operative, vested or final until** the applicant the California Department of Fish & Wildlife filing fee shall be submitted as required by California Environmental Quality Act (CEQA) statute, Section 21089(b) and Fish and Game Code Section 711.4. The fee should be submitted to the Community Development Department within five (5) days of approval of the mitigated negative declaration.
2. **The following note shall be placed on a supplemental map sheet that is recorded with the final map:** A Pre-Construction raptor survey shall be required if any tree removal occurs between February 15 and August 31. The pre-construction survey shall consider all potential nesting habitats for birds within 500 feet of earth moving activities and/or related project construction activities. Said survey shall be done by a qualified wildlife biologist. *(Mitigation Measure BIO-1)*
3. **The following note shall be placed on a supplemental map sheet that is recorded with the final map:** *If any Valley oak trees five inches in diameter or larger is removed, tree(s) shall be replanted at a ratio of five to one and shall be maintained for five years. If trees die, they too shall be replanted and maintained for five years. Every practical effort shall be made to minimize impacts to all viable oak trees during development of this property.*

**D. CULTURAL & TRIBAL RESOURCES:**

1. **The following note shall be placed on a supplemental map sheet that is recorded with the final map.** Should any archaeological, paleontological, or cultural materials be discovered during development on the parcel, all activity shall be halted in the vicinity of the find(s), the local overseeing Tribe shall be notified, and a qualified archaeologist shall be retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. *(Mitigation Measure CUL-1)*

**E. GEOLOGY/SOILS & HYDROLOGY/WATER QUALITY:**

1. **The following note shall be placed on a supplemental map sheet that is recorded with the final map:** Prior to any ground disturbance, the permit holder shall submit *Grading, Erosion Control and Sediment Plans* to the Water Resource Department and the Community Development Department for review and approval. Said Erosion Control and Sediment Plans shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) in accordance with the Grading Ordinance. Typical BMPs include the placement of straw, mulch, seeding straw wattles, silt fencing and the planting of native vegetation on all disturbed areas. No silt, sediment or other materials exceeding natural background levels shall be allowed to flow from the project area. The natural background level is the level of erosion that currently occurs from the area in a natural, undisturbed state. Vegetative cover and water bars shall be used as permanent erosion control after vineyard installation. *(Mitigation Measure GEO-1)*
2. Excavation, filling, vegetation clearing or other disturbance of the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Director. The actual dates of this defined grading period may be

adjusted according to weather and soil conditions at the discretion of the Community Development Director (*Mitigation Measure GEO -2*)

3. The permit holder shall monitor the site during the rainy season (October 15 -May 15), including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed. (*Mitigation Measure GEO-3*)
4. **The following note shall be placed on a supplemental map sheet that is recorded with the final map.** If development/grading activities are greater than one (1) acre of new development, the project shall require coverage under a Construction General Permit for Storm Water Management, including a Storm water Pollution Prevention Plan (SWPPP). Said plans shall be submitted to the Community Development Department and the Lake County Department of Water Resources for review and approval, **prior to the issuance of any permits**. The applicant shall contact the Central Valley Regional Water Quality Control Board at (916) 464-4812 for further information.
5. **The following note shall be placed on a supplemental map sheet that is recorded with the final map.** A grading permit shall be obtained from the Lake County Community Development Department for the importation of fill for road construction if necessary.

**F. HAZARDS & HAZARDOUS MATERIALS**

1. The project shall comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.
2. All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported, and disposed of consistent with applicable local, state and federal regulations.
3. All hazardous waste shall not be disposed of on-site without review or permits from Environmental Health Department, the California Regional Water Control Board, and/or the Air Quality Board. Collected hazardous or toxic waste materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such material.
4. The storage of potentially hazardous materials shall be located at least 100 feet from any existing water well. These materials shall not be allowed to leak onto the ground or contaminate surface waters. Collected hazardous or toxic materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such materials.
5. If the operation includes storage of hazardous materials equal to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas, then a Hazardous Materials Inventory Disclosure Statement/Business Plan shall be submitted and maintained in compliance with requirements of Lake County Environmental Health Division. Industrial waste shall not be disposed of on site without review or permit from Lake County Environmental Health Division or the California Regional Water Quality Control Board. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.
6. Any spills of oils, fluids, fuel, concrete, or other hazardous construction material shall be immediately cleaned up. All equipment and materials shall be stored in the staging areas away from the creek; vehicles and equipment shall receive

proper and timely maintenance.

7. The project design shall incorporate appropriate BMPs consistent with County and State storm water drainage regulations to prevent or reduce discharge of all construction or post-construction pollutants and hazardous materials offsite or into the creek. The site shall be monitored during the rainy season (October 15-April 15) and erosion controls maintained.
8. Brush shall be cut and removed and grasses shall be mowed in the staging areas.
9. Vehicles and equipment shall be maintained and operated in a manner to prevent hot surfaces, sparks or any other heat sources from igniting grasses, brush or other highly combustible material.
10. Hazardous waste (including industrial waste) must be handled according to all Hazardous Waste Control and Generator regulations. Waste shall not be disposed of on-site without review or permits from EHD, the California Regional Water Control Board, and/or the Air Quality Board. Collected hazardous or toxic waste materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such material. The permit holder shall comply with petroleum fuel storage tank regulations if fuel is to be stored on site.
11. Industrial Wastewater or any other classification of waste shall not be disposed on-site without review or permits from the Environmental Health Division, the Regional Water Quality Control Board and/or the Air Quality Board.
12. Collected hazardous or toxic waste materials shall be recycled or disposed of through a registered waste hauler to an approved site legally authorized to accept such materials.

**G. TRANSPORTATION AND TRAFFIC**

1. **Prior to recordation of the final map**, the applicant shall dedicate any portion thirty (30) feet of Hill Road and twenty-five (25) feet off of Hallberg Road for roadway and public utility easement.
2. **Prior to recordation of the final map**, a fifty (50) foot wide conditional offer of dedication for public roadway and public utilities shall be made which may be accepted by the Lake County Surveyor 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 (3) months for \_\_\_\_\_ from \_\_\_\_\_ to the \_\_\_\_\_ property boundary of Parcel \_\_\_\_\_. Such road, known as \_\_\_\_\_ will be dedicated for ingress, egress only for public law enforcements, fire protection, welfare and other related public and county agencies, their vehicles and personnel over the portion designated as a private roadway. The offer of dedication of \_\_\_\_\_ and the driveway to Parcel \_\_\_\_\_ as a public roadway shall be made on the final map and off track dedication so the roads can be open to the public should the gated access be removed. **(I DON'T UNDERSTAND THIS CONDITION)**
3. **Prior to recordation of final map**, all public utility easements line shall be shown on the final map.
4. **Prior to any development**, the permit holder shall obtain the necessary permits from the Lake County Department of Public Works and/or Caltrans for any work within the right-of-way.
5. All street elevations shall be shown on the final map

**H. UTILITIES and SERVICE SYSTEMS:**

1. **Prior to recordation of the final map**, the permit holder shall pay all Quimby Parks Improvement Fees. For further information, please contact the Lake County Public Services at (707) 262-1618.
2. **Devices which generate electromagnetic interference shall be so operated as not to cause interference with any activity carried on beyond the boundary line of the property upon which the device is located. Public utilities shall comply with all applicable state and federal regulations.**

**I. MITIGATION MONITORING AND EXPIRATION**

1. The permit holder shall permit the County of Lake or representative(s) or designee(s) to make periodic and/or annual 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 permit may be revoked if the use for which the permit was granted is conducted as to be detrimental to the public health, safety, or welfare or as to be a nuisance. This permit shall be valid until it expires or is revoked pursuant to the terms of this permit and/or Chapter 21 of the Lake County Code.
3. This approved map shall expire on **March 26, 2022** unless an extension has been granted consistent with the subdivision ordinance and the Subdivision Map Act.

Scott DeLeon  
Interim Community Development Director

Prepared by: EJP

By: \_\_\_\_\_  
Danae LoDolce, Office Assistant III

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Acceptance

I have read and understand the foregoing Conditionals of Approval and agree to each and every term and condition thereof.

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of applicant or authorized agent

\_\_\_\_\_  
Printed name of applicant or authorized agent