

SPECIFIC CONDITIONS FOR APPROVED PROJECT

Date Approved By: LCPC June 22, 2006

Signed: Danae Bowen

Distribution Dated: Oct. 20, 2006

TO:

DPW	<u>X</u>	HEALTH DEPT.	<u>-</u>	AIR QUALITY	<u>X</u>
SURVEYOR	<u>X</u>	AG. DEPT.	<u>-</u>	FIRE PROT. DIST.	<u>X(KV)</u>
WATER RESOURCES	<u>-</u>	SPECIAL DIST.	<u>X</u>	PUBLIC SERVICE	<u>-</u>
ASSESSOR	<u>X</u>	BUILDING DIV.	<u>-</u>	FISH & GAME	<u>-</u>

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

RE: - Tentative Merger & Resubdivision Map
- Subdivision Map Conditions
X Approved Permit SD 05-13

APPLICANT: John Van Eck

PROJECT: Tentative subdivision map to allow a subdivision of 7.11 acres into sixteen (16) lots in two phases.

LOCATION: 3640 Lakeview Estates Drive, Kelseyville, CA

EXPIRATION: June 22, 2008

The attached document has been approved by the Lake County Planning Commission on June 22, 2006. Specific conditions may refer to specific concerns voiced by your department at a previous date. Please review these conditions for enforcement and assurance that your specific concerns have been addressed when project plans are reviewed by your department.

All use permits for which no term is specified by the Lake County Planning Commission shall expire two years after their effective date.
(Lake County Code 21-60.1)

**COUNTY OF LAKE
TENTATIVE MAP CONDITIONS SD 05-13
JOHN VAN ECK
VAN ECK ESTATES SUBDIVISION**

EXPIRES June 22, 2008

Pursuant to the approval of the Lake County Planning Commission on June 22, 2006, there is hereby granted to **John Van Eck**, 4965 Steelhead Drive, Kelseyville, CA 95451, approval of a tentative subdivision map to allow a **subdivision of \pm 7.11 acres into sixteen (16) lots in two phases** on property located at **3640 Lakeview Estates Drive, Kelseyville CA, 95451**, being **Assessor Parcel Number 009-008-10** subject to the following conditions:

A. General

1. The configuration of the final subdivision maps shall substantially conform to the tentative map. The final maps may include minor amendments, provided the modification does not result in any increased environmental impact. Any modification shall be subject to approval in writing by the Community Development Director and the Department of Public Works.
2. The subdivision shall comply with all requirements of the Lake County Subdivision Ordinance and the State Subdivision Map Act.
3. Prior to recordation of each final map, all lot corners and angle points shall be monumented, subject to the approval of the County Surveyor.
4. All existing and new easements shall be shown on the final subdivision maps.
5. Prior to recordation of either final map, the property shall be rezoned to "R1".
6. Any outstanding assessment obligations shall be spread prior to recordation of the final maps.
7. Prior to recordation of either final map, all pending, estimated and supplemental taxes due shall be paid to the tax collector.
8. 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 after recordation.
9. Should any archaeological resources be discovered in the development of this property, the subdivider shall halt activity in the vicinity of the find(s), and a qualified archaeologist be retained to evaluate the find(s) and recommend mitigation procedures, subject to the approval of the Community Development Director.

B. Air Quality and Noise

1. The subdivider shall minimize vehicular and fugitive dust during construction by use of water, paving or other acceptable dust palliatives. Dirt tracked onto Lakeview Estates Drive and other adjoining residential streets during construction shall be broom-cleaned at the end of each day to minimize airborne dust.
2. Construction activities shall be limited to between the hours of 7:00 a.m. and 7:00 p.m., seven days a week. Adjustable back-up beepers (when required by law) shall be set to the lowest allowable levels.
3. 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.
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.

C. Agriculture, Geology/Soils and Hydrology/Water Quality

1. On the final map, a note should be included indicating that a redundant system is not permitted for on-site sewage disposal on lot 6.

2. Prior to commencement of construction of subdivision improvements, the permit holder shall submit a stormwater drainage plan for approval by the Department of Public Works, Water Resources Division in conformity with the National Pollution Discharge Elimination System and including Best Management Practices (BMP) as described in the California Stormwater BMP Handbook or equivalent.

3. Prior to commencement of construction of subdivision improvements, if grading is to exceed an area of one acre for the two phases, the permit holder shall provide verification to the Community Development Department that a permit has been obtained or a Notice of Intent (NOI) has been filed with the California Regional Water Quality Control Board for a *General Permit to Discharge Storm Water Associated with Construction Activity*.

4. Existing walnut trees shall be preserved to the greatest extent possible on the site during construction. The existing native vegetation (*Baccharis sp.*) along the south and east property lines shall be maintained, or replaced with other landscape vegetation to prevent erosion of soil.

5. Cut and fill operations shall be carried out so that the downslope roll of rocks, boulders and/or earthen material is prevented. Excess earthen materials (rocks, dirt stripings, etc.) shall be disposed of in manner and location approved by the Community Development Department and Public Works Departments. Loose soil mounds or surfaces shall be protected from wind and/or water erosion by being appropriately covered when construction is not in active progress or when required by the Community Development Department.

6. Revegetation of graded areas shall take place as quickly as possible as weather permits, but in no case later than October 15th. At a minimum, revegetation shall consist of reseeding with grass all on graded areas. Straw and/or mulch shall also be used to control erosion on all graded banks and slopes over 10%.

7. All roadway construction and land disturbance shall be conducted between April 15 and October 15 of any given year. Exceptions may be granted by the Community Development Director based on dry soil conditions and expected dry weather patterns.

8. Prior to commencement of subdivision improvements, the applicant shall provide a preliminary geologic report by a registered Civil Engineer to evaluate geotechnical issues related to development of the property.

D. Recreation/Utilities and Service Systems

1. Prior to recordation of each 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).

2. Prior to recordation of the final maps, the subdivider, shall enter into a mainline extension agreement with County Service Area # 20, Soda Bay Water/Special Districts. Prior to recordation of final map and road construction, the subdivider shall provide a new water mainline and water stubs to each lot and meet all requirements of Soda Bay Water/ Lake County Special Districts, including payment of any capacity expansion and mitigation fees.

3. Prior to recordation of the final maps, all requirements of the Kelseyville Fire Protection District shall be incorporated into the project, including specifications for installation and location of fire hydrants and water pressure. The developer shall comply with the Fire Protection Standards of Article XI, Section 17-65 for Class I Properties of the Lake County Subdivision Ordinance.

4. Prior to recordation of each final map, and prior to road construction, the subdivider shall provide underground electric service and telephone to each new lot.

5. On each final map, utility easements shall be shown along all property lines.

6. Prior to the recordation of each final map, the subdivider shall submit plans for the location of common postal facilities to the Kelseyville Postmaster and Department of Public Works for approval and construct centralized mail facilities for the use of residents of the subdivision.

E. Transportation/Traffic

1. On the final subdivision maps, the new access roadways, Thomas Court and Willem Court, shall be irrevocably offered for dedication as roadway and public utility easements, but not for County maintenance, 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 Lakeshore Estates Drive any other area necessary to contain constructed improvements.
2. Prior to recordation of the final maps, the new access roads serving the subdivision, and the portion of Lakeview Estates Drive adjoining the property, shall be improved to residential minor road standards, including curb, gutter and sidewalk. 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.
3. Encroachment permits shall be obtained from the Department of Public Works for all work within the county right-of-way.
4. Prior to recordation of each final map, provisions shall be made for the maintenance of the new roads through a County Service Area, CC & R's or other means acceptable to the Department of Public Works.
5. On the final maps, any additional right-of-way necessary for the postal facilities shall be irrevocably offered for dedication to the County.
6. On and off-site signs, including street signs, stop signs, striping and pavement markings shall be provided by the developer prior to recordation of the final maps.
7. On the final map, a 1' non-access strip shall be shown adjoining lots fronting on Lakeview Estates Drive, with the exception of lots 9 and 16.

F. Timing and Mitigation Monitoring

1. The developer shall enter into a mitigation monitoring inspection agreement with the County of Lake. This agreement shall provide for reimbursement to the County for the actual cost of inspection and monitoring, limited to staff time and mileage. An annual mitigation-monitoring fee of \$ 127.00 shall be remitted until all conditions are met.
2. This map shall expire on June 22, 2008, unless an extension has been granted consistent with the subdivision ordinance and Subdivision Map Act.

**MARY JANE FAGALDE
COMMUNITY DEVELOPMENT DIRECTOR**

Prepared By: ps

By: Danae Bowen
Danae Bowen, Office Assistant III

ACCEPTANCE

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

Date: 8/3/06

Jah M R
Applicant or Authorized Agent