

**COUNTY OF LAKE  
MINOR MODIFICATION (MMM 17-01) TO  
TENTATIVE SUBDIVISION MAP (SD 05-13)  
DEVIATION (DV 06-03), AND NEW PARCEL MAP (PM 18-01)  
VAN ECK ESTATES SUBDIVISION**

**EXPIRES JUNE 28, 2020**

Pursuant to the approval of the Lake County Planning Commission on **June 28, 2018**, there is hereby granted to **John Van Eck, 4965 Steelhead Drive, Kelseyville, CA 95451**, approval of a **tentative Parcel map to allow a division of  $\pm 7.11$  acres into four (4) lots with a deviation from on-site sidewalk improvements**, 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 Parcel map shall substantially conform to the revised tentative map. The final map 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 the final map, all parcel corners and the beginning and end of curves shall be monumented, subject to the approval of the County Surveyor.
4. All existing easements shall be shown on the final subdivision map. A vicinity map, Best Management Practices Statement and area closures showing gross and net parcel areas shall be submitted to the County Surveyor.
5. Any outstanding assessment obligations shall be paid prior to recordation of the final map.
6. Prior to recordation of either final map, all pending, estimated and supplemental taxes due shall be paid to the tax collector.
7. 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.
8. 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.
9. This modification and parcel map approval shall not become effective, operative, vested or final until the California Department of Fish and Wildlife filing fee required or authorized by Section 711.4 of the Fish and Wildlife Code is submitted by the property owner to the Community Development Department. Said fee shall be paid within 5 days of approval.

**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. Prior to commencement of construction of subdivision improvements, if grading is to exceed an area of one acre, the permit holder shall provide verification to the Community Development Department that a permit has been obtained for 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*.
2. 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.
3. 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 strippings, etc.) shall be disposed of in manner and location approved by the Community Development Department. 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.
4. Revegetation of graded areas shall take place as quickly as possible as weather permits, but in no case later than October 15<sup>th</sup>. 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%.

**D. Cultural Resources**

1. 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.

**E. Recreation/Utilities and Service Systems**

1. Prior to recreation 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 map, the subdivider shall show a water line easement on the final map, and how it will serve each of the four lots created by this action. Each lot shall provide evidence of adequate water quantity and quality, and demonstrated acceptance of said water quality and quantity from Lake County Environmental Health Department shall be provided to the Community Development Department, prior to final map recordation.
3. Prior to recordation of the final map, 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 to each new lot.
- 5. On the final map, utility easements shall be shown along all property lines.

**F. Timing and Mitigation Monitoring**

- 1. The developer shall pay an annual Compliance monitoring fee in the amount of \$760.00 to the County of Lake. This fee shall provide for reimbursement to the County for the actual cost of Compliance inspection and monitoring, limited to staff time and mileage.
- 2. This map shall expire on June 28, 2020, unless an extension has been granted consistent with the subdivision ordinance and Subdivision Map Act.

**COMMUNITY DEVELOPMENT DIRECTOR**  
**Michalyn DeValle**

Prepared by: MGT/EJP

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

**ACCEPTANCE**

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

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

\_\_\_\_\_  
Applicant or Authorized Agent

\_\_\_\_\_  
Printed name of Applicant or Authorized Agent