

PLANNING COMMISSION

AGENDA ITEM: 4

DATE: 1/29/15

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Cond. #14
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Drainage

14. Submit complete drainage calculations to the Department of Public Works for review and approval. If calculations so indicate, drainage must be retained ~~or detained~~ in a shallow drainage basin on the property. The design of the basin is to be approved by the Department of Public Works, in accordance with county standards. The basin(s) is to be maintained in perpetuity. Drainage shall be directed toward the interior of the project site, to the greatest extent feasible, toward on-site basins and/or vegetated swales able to accommodate all drainage flows created by the project. Drainage basins along Lots 5-8 shall be located at the front of the parcels. No basins shall be located on fill. Drainage shall not negatively impact neighboring properties.

Stormwater Pollution Prevention

14. In accordance with the Land Use Ordinance, Section 22.10.155 for Stormwater Management, the "*Private Stormwater Conveyance Management and Maintenance System*" shall be submitted to the Department of Public Works for review and approval. Upon approval, the applicant shall record with the County Recorder's Office the "*Private Stormwater Conveyance Management and Maintenance System*" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Utilities

15. All existing overhead electric power, telephone and cable television transmission and distribution lines fronting or contained within the project boundary shall be relocated underground and the poles removed.
16. All new electric power, telephone and cable television services shall be completed to each new parcel and ready for service. Applicant responsibilities for electric service and distribution line extensions (facilities and equipment) are detailed in PG&E Electric Rule No. 15 and Rule No. 16, respectively.
17. **Prior to final map recordation**, electric, telephone and cable television services shall be completed, and shall meet the utilities' installation requirements, unless (in-lieu) financial arrangements with the utility for the installation of these systems have been made.

Design

18. The lots shall be numbered in sequence.
19. The applicant shall apply to the Department of Planning and Building for approval of new street names prior to the filing of the final parcel or tract map. Approved street names shall be shown on the final parcel or tract map.

Fire Protection

20. The applicant shall obtain a fire safety clearance letter from the Five Cities Fire Authority establishing fire safety requirements prior to filing the final parcel or tract map.

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- c. Maintenance of common area Lots 13 and 14 (park and road/sidewalks respectively).
- d. Maintenance of street lighting.
- e. Notification to prospective buyers of the county's Right to Farm Ordinance currently in effect at any time said deed(s) are recorded.
- f. Notification shall include typical and potential hours of operation, the types of crops grown, and the usual activities that may occur. This would include noise, dust, odors, legal pesticide use, lights, nighttime operation, and early morning activity. Notification shall also include language that identifies that the adjoining agricultural land is permanently protected for agricultural uses. Future agricultural uses might vary from current uses and might include greenhouses, processing facilities, nighttime operation, wind machines, odor, dust, noise, legal chemical applications, use and creation of compost, changes in irrigation patterns and water use, and the intensification of land that is not currently farmed. The establishment of new agricultural uses, if done according to usual and accustomed agricultural practices, will not be considered a nuisance from the time of establishment.
- g. Maintenance of all streets/roads (Lot 14) within the subdivision until acceptance by a public agency.
- h. Notification to prospective buyers that an additional map sheet was recorded with the final parcel or tract map. The restrictions, conditions and standards set forth in the additional map sheet apply to future development. It is the responsibility of the prospective buyers to read the information contained on the additional map sheet.
- i. Notification that no on-street parking is allowed within the subdivision. Garages shall be maintained for use as automobile/vehicle parking. Guest parking shall be accommodated in driveways or the 3 ^{or more} guest spaces provided for the subdivision. Guest parking spaces are for use by all owners/guests of the subdivision, not designated for use by any one homeowner.

Miscellaneous

- 30. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and sewer, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
- 31. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.
- 32. Three (3) copies of a Preliminary Soils Report prepared by a Registered Civil Engineer in accordance with Sections 17953, 17954, 17955 of the California Health and Safety Code shall be submitted to the Public Works, Health and Planning and Building Departments prior to the filing of the final parcel or tract map. The date and person who prepared the report are to be noted on the map.
- 33. Prior to the sale or development of the designated remainder or omitted parcel, if applicable, the applicant shall obtain approval of a certificate of compliance or conditional certificate of compliance from the county.
- 34. All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map.

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5 Cal. Fire

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Street parking.