

PLANNING COMMISSION – October 13, 2021
CONDITIONS OF APPROVAL

16466 Bonnie Lane
Subdivision Application M-21-003

Requesting Approval for Subdivision of One Lot into Two Lots on Property Zoned R-1:20. APN 532-02-053. PROPERTY OWNER: Mish Chadwick. APPLICANT: Tony Jeans. PROJECT PLANNER: Ryan Safty

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval listed below. Any changes or modifications to the approved plans shall be approved by the Community Development Director, the Development Review Committee, the Planning Commission, or Town Council, depending on the scope of the changes.
2. EXPIRATION: The Subdivision Application will expire two years from the date of approval, unless the approval is used before expiration. Section 29.20.335 defines what constitutes the use of an approval granted under the Zoning Ordinance.
3. ARCHITECTURE AND SITE APPROVAL: Approval of an Architecture and Site Application is required for the new residence, driveway, and any associated grading work shown conceptually on the subdivision plans.
4. NON-CONFORMING STRUCTURES: Any existing structures on that site that become non-conforming to setbacks with the subdivision application must be removed, moved to meet new setback requirements, or legally permitted prior to recordation of the parcel map.
5. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval.

TO THE SATISFACTION OF THE DIRECTOR OF PARKS AND PUBLIC WORKS:

Engineering Division

6. APPROVAL: This application shall be completed in accordance with all the conditions of approval listed below and in substantial compliance with the latest reviewed and approved development plans. Any changes or modifications to the approved plans or conditions of approvals shall be approved by the Town Engineer.
7. CONSTRUCTION PLAN REQUIREMENTS: Construction drawings shall comply with Section 1 (Construction Plan Requirements) of the Town's Engineering Design Standards, which are available for download from the Town's website.

8. DESIGN CHANGES: Any proposed changes to the approved plans shall be subject to the approval of the Town prior to the commencement of any and all altered work. The Owner and/or Applicant's project engineer shall notify, in writing, the Town Engineer at least seventy-two (72) hours in advance of all the proposed changes. Any approved changes shall be incorporated into the final "as-built" plans.
9. PLANS AND STUDIES: All required plans and studies shall be prepared by a Registered Professional Engineer and maps prepared by a Licensed Land Surveyor in the State of California and submitted to the Town Engineer for review and approval. Additionally, any studies imposed by the Planning Commission or Town Council shall be funded by the Owner and/or Applicant.
10. GENERAL: The Owner and/or Applicant shall comply with all Town, County, State and Federal laws and regulations applicable to this land division. No other proposed development is included in this particular Subdivision. Approval of a Parcel Map will acknowledge the Town's acceptance of the parcel as legally created in accordance with the Subdivision Map Act. Any subsequent development will be required to demonstrate compliance with the Town Development Standards and Codes.
11. PARCEL MAP: A parcel map shall be recorded. An electronic copy (PDF) of the parcel map and all associated materials shall be submitted to the Engineering Division of the Parks and Public Works Department for review and approval. Submittal shall include closure calculations, title reports and the appropriate fee. The map shall be recorded prior to the issuance of any grading or building permits. The Owner/Applicant shall provide the Engineering Division with an electronic copy (in PDF format) of the signed recorded map along with a CAD drawing of the Parcel Map after it is recorded.
12. WEST VALLEY SANITATION DISTRICT: All sewer connection and treatment plant capacity fees shall be paid either immediately prior to the issuance of any building or grading permits, or immediately prior to the issuance of a sewer connection permit, whichever event occurs first. Written confirmation of payment of these fees shall be provided prior to the issuance of permits.
13. DEDICATIONS: The following shall be dedicated on the parcel map. The dedication shall be recorded before any grading or building permits are issued.
 - a. Public Utility Easement (PUE): Ten (10) feet wide, next to the Bonnie Lane right-of-way.
 - b. Ingress-egress, storm drainage and sanitary sewer easements, as required.
 - c. Private Open Space Easement across the eastern portions of both Parcels 1 and 2, as delineated on the Tentative Map (sheet 2 of 6) that was submitted to the down, prepared by Westfall Engineers, Inc., and dated June 16, 2021.
14. PRIVATE EASEMENTS: Agreements detailing rights, limitations, and responsibilities of involved parties shall accompany each private easement. The easements and associated agreements shall be recorded simultaneously with the Parcel map. An electronic copy (PDF) of the recorded agreement(s) shall be submitted to the Engineering Division of the Parks and Public Works Department prior to the issuance of any permit.