

COUNTY OF LAKE

TENTATIVE MERGER AND RE-SUBDIVISION MAP CONDITIONS; MRS 06-01

Kaylee Court

Expires January 25, 2009

Pursuant to the approval of the Lake County Planning Commission on January 25, 2007 there is hereby granted to Walter Schlicher, approval to allow a merger of three lots and re-subdivision of three acres into twelve lots, on property located at 5105 Konocti Road, Kelseyville, being a portion of Assessor's Parcel Number 008-054-16, subject to the following conditions:

**A. Traffic and Circulation**

1. Prior to recording the final map, the property frontage along Konocti Road shall be improved with curb, gutter and sidewalk, subject to the approval of the Department of Public Works.
2. The interior roads shall be designed and constructed to meet or exceed the County standard for residential minor roads (36 feet of pavement from curb to curb, with curb, gutter and sidewalk).
3. Sight distance shall be provided at all intersections in accordance with Caltrans Highway Design standards for public road intersections.
4. On- and off-site signs, striping and pavement markings shall be provided by the developer as required by the Department of Public Works.
5. A non-access strip (reserve strip) shall be delineated on the final map along the lots fronting Konocti Road (Lots 7 – 12) and Vista Mountain Estates Drive (Lots 1 and 12).
6. The new roadway shall be irrevocably offered for dedication on the final map, consistent with Lake County Code.
7. A dedicated area for a common postal facility shall be provided, subject to the approval of the Department of Public Works and the Kelseyville Postmaster. The postal facility shall be installed prior to recording the final map.
8. Improvement plans and a cost estimate prepared by a Registered Civil Engineer shall be submitted to the Department of Public Works. Improvements shall be installed as shown on the approved improvement plans. The subdivider shall submit a signed Inspection Agreement and a deposit of 2% of the engineers cost estimates to the Department of Public Works prior to plan review.
9. An encroachment permit shall be obtained from the Department of Public Works for any work within the county right-of-way.
10. Should any archaeological materials be discovered in the development of this property, all activity shall be halted in the vicinity of the find(s), and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation measures, if necessary.
11. Prior to recording the final map, the Vista Mountain Estates Zone of Benefit (Zone G) shall be modified to provide for continued road maintenance Kaylee Court (the new road).
12. Prior to recording the final map, a pro-rata share toward operational improvements (traffic signal or roundabout) to the Konocti Road/Main Street intersection. The pro-rata share shall be calculated in accordance with the Caltrans method for calculating equitable mitigation measures.

**B. Drainage and Erosion**

1. Prior to start of road construction, engineered drainage plans and calculations shall be submitted to and approved by the Department of Public Works for all proposed improvements. Downstream, off-site drainage improvements may be required.

Additional mitigation measures may need to be implemented, and the existing detention pond on lots 11 and 12 may need to be expanded or improved to accommodate additional storm water runoff.

2. Project design shall incorporate Best Management Practices (BMP's) to the maximum extent practicable to prevent or reduce discharge of all construction or post construction pollutants into the County storm drainage system. BMP's include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapter 29 of the Lake County Code.
3. If required, a General Construction Permit shall be obtained through the Central Valley Regional Water Quality Control Board. If the project is subject to the General Construction Permit, a copy of the Storm Water Pollution Prevention Plan (SWPPP) shall be provided to the Community Development Department prior to start of road construction.
4. All necessary drainage easements shall be irrevocably offered for dedication.
5. The storm water detention pond shall be noted as 'Waters of the U.S.' on the final map.

**C. Air Quality and Noise**

1. The subdivider shall minimize vehicular and fugitive dust during road construction by use of water, paving or other acceptable dust palliatives. Graded areas shall be paved, revegetated or covered to reduce wind-induced dust.
2. Should the road construction expose serpentine rock or soils (which may contain asbestos), a serpentine dust control plan and additional dust suppression shall be instituted to eliminate all visible dust from the site in compliance with the Lake County Air Quality Management District. If serpentine is discovered during road construction or drainage improvements, all work shall halt and a serpentine dust mitigation plan shall be submitted and approved by the Lake County Air Quality Management District. District regulations and sample dust plans are available from the District.
3. All construction activities including engine warm-up shall be limited to weekdays and Saturday, between the hours of 8:00 a.m. and 5:00 p.m. to minimize noise impacts on residents in the vicinity. Back-up beepers shall be adjusted to the lowest allowable levels.
4. Equipment such as generators, air compressors and portable toilets equipped with self-closing doors shall be located to minimize noise impacts to surrounding residents. Should substantive noise complaints be received, the Planning Division may impose additional mitigation measures or require reduced hours of operation.
5. Burning is discouraged during road construction. If burning is unavoidable, approval shall be obtained from the Lake County Air Quality Management District and the Kelseyville Fire Protection District prior to burning.
6. The final map shall contain a note that states: "No wood burning heating equipment is authorized."

**D. Utilities and Services**

1. The permit holder shall be required to mitigate all impacts from the project on the sewage collection and water distribution systems as determined by the capacity analyses and approved by the District.
2. Prior to recording the final map, the water and sewer mainline extensions shall be constructed, and approved by Special Districts. The water and sewer mainline extensions shall be dedicated and conveyed to Kelseyville County Waterworks District No. 3.
3. Prior to recording the final map, all Special Districts requirements shall be fulfilled.
4. Any easements necessary to contain any sewer and water line improvements shall be dedicated on the final map.

- 5. Five-foot wide public utility easements shall be provided along all rear and side lot lines.
- 6. Prior to recording the final map, all requirements of the Kelseyville Fire Protection District and Subdivision Ordinance Article XI (Fire Protection Standards), including installation of fire hydrants in locations approved by the District, shall be incorporated into the project.
- 7. All utilities shall be installed underground.

**E. General**

- 1. This approval shall have no force or effect until the rezone to "R1" is complete.
- 2. This tentative map approval shall not become effective, operative, vested or final until the California Department of Fish and Game filing fee required or authorized by Section 711.4 of the Fish and Game Code is submitted by the property owner to the County Clerk. Said fee shall be paid by February 25, 2007. Failure to pay said fee by the specified deadline shall result in this tentative map automatically becoming null and void.
- 3. Prior to recording the final map, the subdivider shall submit park in-lieu fees to the Lake County Public Services Department in an amount consistent with the Subdivision Ordinance.
- 4. Monuments shall be placed at all lot corners and all angle and right-of-way curve points, subject to the approval of the County Surveyor.
- 5. All easements of record shall be shown on the final map.
- 6. The configuration of the final parcel map may include minor amendments, provided that all proposed lots 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.
- 7. A subdivision 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 recording the final map.
- 8. The subdivision map shall comply with all requirements of the subdivision ordinance and the Subdivision Map Act.
- 9. Prior to recording the final map, all current and supplemental taxes shall be paid.

**F. Timing and Mitigation Monitoring**

- 1. This map shall expire on January 25, 2009, unless an extension has been granted consistent with the subdivision ordinance and the Subdivision Map Act.
- 2. The permit holder shall permit the County of Lake or representative(s) or designee(s) to make periodic 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.

COMMUNITY DEVELOPMENT DEPARTMENT  
Richard Coel, Director

Prepared by: EM

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

ACCEPTANCE

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

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

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

COUNTY OF LAKE

MINOR MODIFICATION OF MERGER AND RE-SUBDIVISION MAP CONDITIONS;  
MMM 07-02, MRS 06-01

Kaylee Court

Pursuant to the approval of the Board of Supervisors on \_\_\_\_\_, there is hereby granted to **Walter Schlicher** the following **Minor Modification to Merger and Re-Subdivision Map MRS 06-01** for property located at **5105 & 5209 Konocti Road and 5570 Vista Mountain Estates Drive, Kelseyville (previously identified as 5105 Konocti Road)**, being **Assessor's Parcel Numbers 008-054-22, 23 & 24 (previously identified as a portion of 008-054-16)**, subject to the original terms and conditions as amended herein:

Condition A.1 is hereby amended to read as follows:

Prior to recording the final map, the property frontage along Konocti Road shall be improved to provide a 12-foot travel lane, a four-foot paved shoulder, a two-foot aggregate base shoulder, and a bioswale to convey roadside drainage. The bioswale may be constructed behind the existing oak tree, if necessary, to prevent removal of the oak tree. All right-of-way necessary to contain the road and drainage improvements shall be offered for dedication.

All other Merger and Re-Subdivision Map MRS 06-01 conditions will remain as previously approved.

COMMUNITY DEVELOPMENT DEPARTMENT  
RICHARD COEL, DIRECTOR

Prepared by: EM

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

ACCEPTANCE

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

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

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