

COUNTY OF LAKE
MAJOR USE PERMIT 21-52 CONDITIONS OF APPROVAL
KONOCI CHRISTIAN ACADEMY
Date of Issuance: August 11, 2022
Expiration Date: August 11, 2024 if not activated by this date

Pursuant to the approval of the Lake County Planning Commission on **August 11, 2022**, there is hereby granted to **Kelseyville Christian Academy** a Major Use Permit to allow a **Private Charter School** on property located at **5805 Live Oak Drive, Kelseyville**, being Assessor's Parcel Number **008-061-72**, with the following findings and conditions.

FINDINGS:

1. The project is compatible with surrounding land uses.
2. The project is consistent with the Lake County General Plan, the Kelseyville Area Plan, and Zoning Ordinance §41.3, §27.11, Table B and §12.
3. All of the findings of §51.4 and §41.3 of the Lake County Zoning Ordinance have been met.
4. This project was evaluated for compliance with the California Environmental Quality Act, and a mitigated negative declaration was determined to be necessary to bring potential project-related impacts to 'less than significant' levels.
5. Conditions of approval related to traffic impacts and mitigation measures for children's safety are necessary and have been added to this document following the CEQA evaluation.

CONDITIONS:

1. This major use permit allows a private Charter School. The capacity of this facility is determined by State Building and Fire Codes. Minor modifications that do not result in increased environmental impacts may be approved in writing by the Community Development Director.
2. All outdoor play areas shall be enclosed with 6' tall fencing.
3. The facility shall be operated such that noise nuisance conditions are not created. Outdoor activities shall be limited to between the hours of 8:00 a.m. and 6:00 p.m. daily.
4. All on-site parking spaces shall be a minimum of 9' x 20' in size with 25 feet of backup room behind each space, shall be reserved for employee parking, and the facility shall provide a temporary parking area for the purpose of dropping off and picking up children. One ADA-signed parking space is required.
5. The parking area, turnaround area and driveway shall be surfaced with an all-weather surface. An all-weather surface consists of any of the following: six inches of gravel consisting of a rock base with a washed gravel overlay; a double chip seal oil and rock surface; asphaltic concrete; or concrete.
6. The permit holder shall comply with all requirements of the State of California Fire and Building Codes prior to opening the Charter School. The permit holder shall meet all state private school licensing requirements.
7. The Planning Commission may revoke the permit in the future in accordance with §21-60.10 of the zoning ordinance if the Commission finds that the use to which the permit is put is detrimental to the health, safety, comfort and general welfare of the public or constitutes a nuisance.

8. 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.
9. This permit shall be null and void if not used within a two year period or if the use is abandoned for a period of two (2) years. This permit shall be valid until it expires or is revoked pursuant to the terms of this permit and/or Chapter 21 of the Lake County Code.
10. Prior to occupancy, the applicant shall provide at least one (1) ADA-compliant restroom including an ADA-compliant hand wash station, one ADA-compliant classroom building. Any use containing ADA-compliant fixtures shall be equipped with a ramp, if a ramp is necessary to enter the ADA-compliant building(s).
11. Prior to occupancy, the applicant shall provide a Landscape Plan showing the landscaping requirements found in Article 41.3, subsection 9. The landscape plan shall show no less than 5% of the parking lot having irrigated plants. All landscape improvements shall be completed prior to final occupancy; or, the applicant shall enter into an Agreement with Community Development Department and post a bond for the remaining landscape work to be completed.
12. Within six (6) months of the date of approval for Use Permit UP 21-52, the applicant shall complete all required landscaping improvements, and shall contact the Lake County Planning and Building Safety Departments to arrange a site visit for verification that these improvements have been completed. The Community Development Director may allow up to a six-month extension with no modification if the applicant is unable to complete the improvements specified in the Landscape Plan within the originally approved six-month time-frame. Such an extension shall be requested in writing with an explanation of the reasons for the extension, and is discretionary to the Community Development Director pertaining to the issuance of the six-month extension based on a determination of the validity of the request for the extension.
13. Prior to final occupancy, the applicant shall construct a 5' wide sidewalk, curb and gutter along the entire frontage, which will result in an 8' wide paved shoulder from the existing edge of pavement to the face of curb. Plans for the improvements to the public right-of-way shall be prepared by a licensed engineer. The back of sidewalk should be placed along the property boundary. The existing bioswale located along Live Oak Drive shall be relocated for drainage and runoff control. Engineered drawings for the bioswale may also be required at the discretion of the Public Works Director.
14. Prior to any work occurring in the public right of way, an Encroachment Permit is required. The Public Works Director shall review any needed work in the right-of-way prior to issuance of this Encroachment Permit, and an Engineering Inspection Agreement shall be required.
15. The applicant shall provide enough on-site queuing and on-street parking to accommodate 19 cars. Each 'car' is presumed to be 20 feet long.
16. Prior to building permit issuance, the applicant shall provide a revised site and landscape plan that shows the requirements specified in Conditions no. 4, 5, 11, 13, 14, 15 and 17 as stated herein.
17. Prior to building permit issuance, the applicant shall submit an Irrigation Plan that shows approximate irrigation line locations; type of irrigation system(s) to be used, and connections to a water source.

Mary Darby, Director
Community Development Department

Prepared by: EJP

By:

Jim Feenan, Office Assistant III

ACCEPTANCE

I have read and understand the foregoing Major Use Permit and agree to each and every term and condition thereof.

Date: _____

Applicant or Authorized Agent