

**COUNTY OF LAKE  
GENERAL PLAN AMENDMENT, GPAP 19-02  
REZONE, RZ 19-02  
INITIAL STUDY, IS 19-41  
SIRI FAMILY**

**CONDITIONS OF APPROVAL**

**Expires if not used by: April 8, 2023**

Pursuant to the approval of Planning Commission on **April 8, 2021** and the Board of Supervisors on **XXXXX, 2021**, there is hereby granted to **Richard Siri** for the **Siri General Plan Amendment (GPAP 19-02); Rezone (RZ 18-02) and Initial Study (IS 19-41)**, on property located at **4436 Lakeshore Boulevard, Lakeport, CA 95461; APN 029-141-22** subject to the following terms and conditions.

**A. GENERAL CONDITIONS OF APPROVAL**

General Conditions apply to all aspects of the project and all approved entitlements.

1. The project hereby permitted shall substantially conform to the ***Project Description and Site Plans submitted to the Community Development Department on July 10, 2019***, and any conditions of approval imposed by the General Plan Amendment and Rezone. The Community Development Director may approve, in writing, minor modifications that do not result in increased environmental impacts.
2. The permit holder shall permit the County of Lake or representative(s) or designee(s) to make periodic and/or annual 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.
3. This permit may be revoked if the use for which the permit was granted is conducted as to be detrimental to the public health, safety, or welfare or as to be a nuisance. 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.
4. This permit does not abridge or supersede the regulatory powers or permit requirements of any federal, state, local agency, special district or department which may retain a regulatory or advisory function as specified by statute or ordinance. The applicant shall obtain permits as may be required from each agency.

**B. PARCEL MAP CONDITIONS**

1. The tentative map, received by Lake County on July 10, 2019, is hereby approved by the Planning Commission creates four parcels subject to the conditions contained herein. Minor alterations that do not result in increased environmental impacts may be approved in writing by the Community Development Director.
2. This permit does not abridge or supersede the regulatory powers or permit requirements of any federal, state, local agency, special district or department which

may retain a regulatory or advisory function as specified by statute or ordinance. The applicant shall obtain permits as may be required from each agency

3. Prior to recordation of the final map, all parcel corners and angle points and right of way curve points shall be monumented, subject to the approval of the County Surveyor.
4. The final map shall include an irrevocable offer of dedication of Brand Lane for a public roadway and utility easement or conditional offer of dedication for a private roadway and utility easement, a minimum of 50 feet in width, terminating with a cul-de-sac with a 50 foot radius and 35 foot radius returns. An intermediate turnaround shall also be provided with a minimum 50 foot radius, if needed, as approved by the Department of Public Works and Calfire. Should a gated access be installed, it shall meet the requirements of the Road Division, Caltrans and Calfire and an adequate turnaround area between the gate and intersection of State Highway 29 shall be installed and shown on the final map (Roberts Road cannot be gated). The offer of dedication shall be adequate to contain the required improvement, cul-de-sac, and turnaround areas. The conditional offer of dedication may be accepted by the County at such time as the street shall have ceased to remain physically closed and shall have been open to the public travel for a period of not less than three months. It is the obligation of the Project applicant to ensure that any existing easement rights are not obstructed or otherwise interfered with as a result of the proposed gate access.
5. All improvements to existing roadways, including elevations at the entrance of Highway 29 shall be noted on the final map. Any portions of the existing road at 15 % or greater shall be noted. Calculation sheets for gross and net areas for driveways and building envelopes shall be shown on the final map.
6. Any public utilities not contained within dedicated roadways will need public utility easement dedications shown with an approved width and are subject to fire protection standards.
7. A final parcel map shall not be recorded if development has occurred on the property that would be inconsistent with the Zoning Ordinance, General Plan, or other applicable code should the map be recorded.
8. The configuration of the final parcel map may include minor amendments, provided that all proposed parcels comply with the Zoning Ordinance, 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.
9. Prior to recordation of the final parcel map, all taxes due shall be paid, and all estimated taxes for the subject property shall be pre-paid to the County Tax Collector.
10. This Parcel Map shall be null and void if not recorded by March 11, 2023 unless an extension is filed prior to this expiration date.
11. The applicant shall adhere to all federal, state and local agency requirements related to on-site waste management. A site evaluation shall be completed in the area of

parcels 3 and 4 to determine if the soil is suitable for an on-site wastewater treatment system (OWTS). The applicant must apply for an OWTS permit prior to approval of building permits.

12. The applicant agrees to indemnify, defend, and hold harmless the County and its respective elected and appointed boards, commissions, officers, agents, and employees from any and all loss, liability, fines, penalties, costs and damages from any and all claims, demands and actions in law or equity (including attorneys' fees and litigation expenses) by any person or entity directly or indirectly arising or alleged to have arisen out of or in any way related to any third party claim arising from the approval of the Project or Project applicant's failure to comply with Project approvals, the failure of the Project to comply with all applicable laws, and/or any actions by the Project applicant and/or its contractors, subcontractors, agents, or employees in connection with the Project.

**C. MITIGATION MEASURES:**

1. This use permit approval shall not become effective, operative, vested or final until the applicant the California Department of Fish & Wildlife filing fee shall be submitted as required by California Environmental Quality Act (CEQA) statute, Section 21089(b) and Fish and Game Code Section 711.4. The fee should be submitted to the Community Development Department within five (5) days of approval of the mitigated negative declaration.
2. The Initial Study found that the Rezone, General Plan Amendment and Parcel Map would not have any impact of the environment, as no development is proposed at this time. However, CEQA requires analysis of all reasonably foreseeable development or project components that may occur on-site in the future. Therefore, potential development of the parcels was analyzed at a general level and it was determined that future development of the parcels has the potential to result in significant impacts to Air Quality, Biological Resources, and Cultural/Tribal Cultural Resources. However, the below Mitigation Measures would reduce all potential impacts to Less than Significant and shall be implemented as described in the Mitigation Monitoring Reporting Program.

Community Development Department  
Scott DeLeon, Director

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## **ACCEPTANCE**

I have read and understand the foregoing conditions related to the General Plan Amendment, Rezone and Parcel Map and agree to each and every term and condition thereof.

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

\_\_\_\_\_  
Applicant or Authorized Agent (Signature)

\_\_\_\_\_  
Applicant or Authorized Agent (Print Name)