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LAND SURVEYING

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December 3, 2018

LAKE COUNTY COMMUNITY  
DEVELOPMENT DEPT.

Mr. Mark Roberts, Associate Planner  
County of Lake Community Development Department  
255 N. Forbes Street  
Lakeport, Ca. 95453

RE: Written Reply to letter dated December 20, 2018 a project located at APN 008-001-25, 52 Soda Bay Road.

Mark,

Item No. 1

Per this application there are no plans for proposed sewers, waterlines, underground storm drains or storm water facilities, the existing fire hydrant on site was constructed per the "Fire Protection Standards for Lake County". The size water line was 6 inch.

The areas of inundation by storm water over flow is shown on the Tentative Map as wetlands.

Existing fences, wells, utilities are shown on the Tentative Map.

Item No. 2

Please find a Letter dated December 21, 2018 from the Executive Director of the Lake County Land Trust.

Item No. 4

Parcels 1 and 3 are within the 3 to 1 requirements set forth in Article 20, Section 20.13 of the Lake County Zoning Ordinance, Parcels 2 and 4 have a 70 and 35 foot more or less wide flag lot frontage respectively along Soda Bay Road and due to the existing uses will have a different configuration of lot perimeters.

Item No. 8

Contacting Scott DeLeon, Public works Director for the Lake County Road Department on 1-2-2018, the South Main Improvement Project would not have an impact on the processing of the Parcel Map.

Item No. 9

All parcels will have access to Soda Bay Road, see Tentative Map.

Item No. 10

a) The tract of land, as it exists now has a 35 foot more or less "Flag lot" access along the North side of A.P.N. 008-001-03 that has access to Soda Bay Road. Also along the South side of the property has a 70 foot wide, more or less physical "Flag lot" access to the existing Drive in Theater that has existed since 1973, (See attached photos).

b) Because of the existing Drive In Theater being at this location for over 45 years and the adjacent property at 64 Soda Bay Road, having a "Flag lot" right next to the subject property, the subject property

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should enjoy this privilege also.

c) The information laid out in a) and b) of Item No. 10 should be overwhelming evidence that this case a deviation, rather than the sections at issue in the Chapter, actually carries out the spirit and intent of this Chapter.

Sincerely,



CONSER LAND SURVEYING

Stephen Bellah

Project Manager



*Dedicated  
to preserving  
Lake County's  
natural resources  
through education,  
cooperation,  
and preservation.*

December 21, 2018

Mr. Steve Bellah  
Conser Land Surveying  
125 Park Street  
Lakeport, CA 95453

Subject: Tegtmeier Parcel Map

Dear Steve,

Per your request, the transfer of proposed Parcel 4 of the subject Tentative Parcel Map should be as follows:

- Previous discussions with John Tegtmeier had indicated the donation of the parcel was for charitable purposes only and is not a requirement of the parcel map approval. As such, a formal agreement between the Lake County Land Trust (Land Trust) and Tegtmeier Associates will not be required.
- The Board of the Land Trust has already approved of acceptance of the parcel, subject to review of final documents.
- Upon completion and recordation of the parcel map, Tegtmeier Associates may deed the parcel to Land Trust. Conveyance of the parcel and maintenance funds can be handled within the escrow instructions at the time of conveyance.

If you have any questions, please contact me.

Sincerely,

Thomas R. Smythe  
Executive Director

cc: John Tegtmeier

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Vice Pres.: William Lincoln  
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**Executive Director**

Thomas Smythe

PO Box 1017  
Lakeport, CA 95453  
707.262.0707

LCLT@LakeCountyLandTrust.org  
www.LakeCountyLandTrust.org