

COUNTY OF LAKE  
TENTATIVE PARCEL MAP, PM 24-01  
CATEGORICAL EXEMPTION CE 24-10  
MICHAEL & TAMARA LUCCHETTI

CONDITIONS OF APPROVAL

Expires if not used by: October 10, 2026

Pursuant to the approval of the Lake County Planning Commission on October 10, 2024 there is hereby granted to **Michael AND Tamara Lucchetti**, approval of a Tentative Parcel Map to **divide one property into two (2) parcels** on property located at **3636 and 3790 Hill Road, Lakeport, CA**, being Assessor Parcel No. **015-003-02 and 015-003-05** subject to the following conditions:

**A. GENERAL CONDITIONS:**

1. The use hereby permitted shall substantially conform to the *Tentative Parcel Map* and any conditions of approval-imposed Review Authority to allow *the division of one lot into two (2) parcels* as shown on the Tentative Parcel Map, prepared by Franz Engineering, Ukiah, CA, and dated 12-31-2023. The Community Development Director may approve, in writing, minor modifications that do not result in increased environmental impacts.
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. The configuration of the final parcel map may include minor amendments, provided that all proposed parcels comply with the zoning ordinance, Lakeport Area Plan, and Lake County 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.
4. Prior to recordation of the final map, all parcel corners and right-of-way angle points shall be monumented, subject to the approval of the County Surveyor.
5. All easements shall be shown on the final map.
6. Each parcel shall have its own sewer, water and PG&E service upon development of each parcel.
7. 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. Applicant shall submit proof of payment to the Community Development Department and the Lake County Surveyor.
8. The following note shall be placed on a supplemental map sheet that is recorded with the final map: "All development shall adhere to the requirements of Chapter 13 of the Lake County Code, including but not limited to adherence with the Hazardous Vegetation requirements."
9. Necessary corrections / changes need to be made on final map and for submittal requirements as follows:
  - a. All easements shall be shown on the final map.
  - b. Road names shall be shown on final map.
10. The permit holder is responsible for ensuring that all project workers are informed of understand and agree to abide by the approved plans and project conditions.
11. Prior to recordation of the final parcel map, the Lot Line Adjustment shall be recorded.

**B. CULTURAL & TRIBAL RESOURCES:**

1. The following note shall be placed on a supplemental map sheet that is recorded with the final map: "Should any archaeological, paleontological, or cultural materials be discovered during future development, all activity shall be halted in the vicinity of the find(s), the

culturally-affiliated tribe(s) shall be notified, and a qualified archaeologist shall be retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. The applicant shall immediately halt all work and contact the Lake County Sheriff's Department, the culturally affiliated Tribe, and the Community Development Department if any human remains are encountered."

**C. GEOLOGY/SOILS & HYDROLOGY/WATER QUALITY:**

1. Any future site disturbance that includes excavation, filling, vegetation clearing, or other disturbance of the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Director. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director.

**D. NOISE:**

1. All future construction activities including engine warm-up shall be limited Monday through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.
2. Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 10:00PM and 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11.12 at the property lines.
3. No use shall generate ground vibration which is perceptible without instruments beyond the lot line. Ground vibrations caused by motor vehicles, aircraft, temporary construction work, or agricultural equipment are exempt from these standards.

**E. TRANSPORTATION AND TRAFFIC:**

1. Prior to any future development, the permit holder shall obtain the necessary permits from the Lake County Department of Public Works for any work that would be done in the public right of way.

**F. UTILITIES and SERVICE SYSTEMS:**

1. Prior to recordation of final map, all road and public utility easements shall be located on the map if applicable.
2. Prior to recordation of the final map, the permit holder shall pay all Quimby Parks Improvement Fees. For further information, please contact the Lake County Public Services at (707) 262-1618.
3. Reflective address signs must be present at each address of contrasting colors, retro-reflective of required size (min. 5" numbers with min. 1" brush stroke); perpendicular to the road, visible from both directions at the roadway.
4. Apply and pay for Field Clearance with Environmental Health to validate septic system, well, structure, etc. on the property.

**G. EXTENSION AND EXPIRATION:**

1. 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.
2. 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.
3. This approved tentative parcel map shall expire on October 10, 2026 unless the final map for this action is recorded, or an extension has been granted consistent with Chapter 17 of the Lake County Code and with the California Subdivision Map Act.

Mireya G. Turner, Director  
Community Development Department

Prepared by: ms

By: \_\_\_\_\_  
Ruby Mitts, OA III

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Acceptance

I have read and understand the foregoing Conditionals of Approval and agree to each and every term and condition thereof.

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

\_\_\_\_\_  
Signature of applicant or authorized agent

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Printed name of applicant or authorized agent