

COUNTY OF LAKE  
TENTATIVE PARCEL MAP (PL-25-65; PM 24-02)  
CATEGORICAL EXEMPTION (CE 24-44)  
STEVEN MITTEN

CONDITIONS OF APPROVAL

Expires if not used by: July 10, 2027

Pursuant to the approval of the Lake County Planning Commission on July 10, 2025 there is hereby granted to Steven Mitten, approval of a Tentative Parcel Map to divide one parcel into two parcels on property located at 8855 Red Hills Road, Kelseyville, CA, 95451 being Assessor Parcel Number 011-015-15 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 by Review Authority to allow the division of one lot into two parcels as shown on the Tentative Parcel Map, prepared by Norman L. Stewart, PLS 9644, and dated 2-24-2025. 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 Lake County Code, Zoning Ordinance, Cobb Mountain 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.

All subdivisions shall comply with all requirements of the State Subdivision Map Act and Chapter 17-10 through 17-18 of the Lake County Subdivision Regulations Ordinance.

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. Pursuant to Government Code Section 66492 & 66493, 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. Necessary corrections / changes need to be made on the final map and for submittal requirements are as follows:
  - a. All easements shall be shown on the final map.
  - b. Road names shall be shown on the final map.

**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. NOISE:**

1. All future construction activities including engine warm-up shall be limited Monday through Friday, between the hours of 7:00 a.m. and 7:00 p.m. to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This regulation does not apply to night work.
2. Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00 a.m. to 10:00 p.m. and 10:00 p.m. to 7:00 a.m. within residential areas as specified within Zoning Ordinance Section 21-41.11.12 at the property lines.

**D. 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.

**E. 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. 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, and visible from both directions at the roadway.

**F. 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 ensure 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 July 10, 2027, 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: PG

Date: \_\_\_\_\_ By: \_\_\_\_\_  
Danae LoDolce, OA III

---

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  
\_\_\_\_\_  
Printed name of applicant or authorized agent