



COUNTY OF LAKE
Health Services Department
Environmental Health Division
922 Bevins Court
Lakeport, California 95453-9739
Telephone 707/263-1164.
FAX 707/263-1681

Noemi C. Doohan, M.D.; Ph.D.; M.P.H.
Public Health Officer

Craig Wetherbee
Environmental Health Director

Promoting an Optimal State of Wellness in Lake County

Memorandum

DATE: February 28, 2025
TO: Pablo Guerrero, Assistant Planner I
FROM: Pheakdey Preciado, Senior EHS
RE: RFR PM 24-02; CE 24-44/SR0005712 REVISED
APN: 011-015-15

Our office received written clarification from the property owner on February 26, 2025, which addressed the Environmental Health Division's concerns. Currently, our office has no concerns with the creation of the two legal lots with one Assessor Parcel Number.



Subdivision Recommended Conditions

Review Date: 21 January 2025

PM No: 24-02

Property Owner: Mitten

Site Address: 8855 Red Hill Road, Kelseyville_____

CDD Planner: Pablo Guerrero, Assistant Planner Number of Parcels Requested: 2

Final decision of your subdivision request will be heard by the Lake County Planning Commission at a publicly noticed hearing at a future date. Any decision of the Planning Commission is appealable (with fee) to the Board of Supervisors. The Board of Supervisors decision is Final.

It should be noted that additional conditions may be determined to be required during the writing of the Staff Report and Initial Study (CEQA Compliance). These additional conditions are dependent on various reports that have been prepared for the project and comments from the Local, State and Federal Agencies contacted.

It is the responsibility of the owner/applicant to insure that all required conditions have been complied with if the project should be approved by the Planning Commission. In many instances this may require a Final Sign off by other agencies. The owner/applicant shall supply Written Final Sign-Off Clearances to the Department of Community Development. Conditions may require a Review Fee/Filing by the Recommending Agency.

County Surveyor's Office

All subdivisions shall comply with all requirements of the State Subdivision Map Act and Chapter 17-10 thru 17-18, of the Lake County Subdivision Regulations Ordinance. Including, but not limited, to the following:

☒ Parcel Map (less than 5 Parcels) 2

☐ Final Map (5 or more Parcels)

☒ Preliminary title report shall be submitted with the 1st review of the ☒ **Parcel Map**
☐ **Final Map**

☒ Prior to recordation of the final **Parcel Map**, all parcel corners and right-of-way angle points shall be monumented, subject to the approval of the County Surveyor or a monument bond can be submitted per Section 17-29.9 Lake County Ordinance.

☒ All easements of record shall be shown on the final ☒ **Parcel Map** ☐ **Final Map**

☒ Private roads and public utility easements shall be offered for dedication.

☒ A non-exclusive ingress, egress and Public Utilities easement servicing each proposed parcel shall be shown on the final ☒ **Parcel Map** ☐ **Final Map**

- ☒ Pursuant to Government Code Section 66492 & 66493, prior to recordation of the ☒ **Parcel Map** ☐ **Final Map** the subdivider must: (1) Obtain a Certificate from the Lake County Tax Collector stating that all current taxes and any delinquent taxes have been paid and; (2) Pay a security deposit (or bond) for taxes that are a lien, but not yet due and payable.
- ☒ Prior to recordation of the **Final Parcel Map** a Parcel Map Guarantee (or Subdivision Guarantee), issued by a Title Insurance Company shall be submitted to the County Surveyor's Office for recordation concurrently with the **Final Parcel Map**.
- ☒ Road Names and address shall be approved by the County Surveyor's Office so as to not conflict with E911 and/or emergency services.



January 28, 2025

Pablo Gurrero
Assistant Planner 1
Department of Commercial Development
255 M/ Forbes Street
Lakeport, CA 95453

Re: PM24-02 – 8855 Red Hills Road, Kelseyville, CA, Lake County – APN: 011-015-15
requesting a two-parcel land division.

Dear Mr. Gurrero:

Thank you for providing PG&E the opportunity to review the proposed plans for the applicant's PM24-02 proposed a two (2) parcel land division request. Our review indicates the proposed land division does not appear to directly interfere with existing PG&E Overhead Electric facilities or rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

Please contact the Building and Renovation Center (BRSC) for facility map requests by calling 1-877-743-7782 and PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or for any additional services you may require.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact me at Rand.Reynolds@pge.com.

Sincerely,

Rand Reynolds
CONT – Land Agent Sr.

Pablo Guerrero

From: Ryan Lewelling
Sent: Friday, January 31, 2025 5:47 PM
To: Pablo Guerrero
Subject: RE: Request for Review Parcel Map 24-02

Pablo,

This Assessor's Office review of tentative parcel map PM 24-02, MITTEN TRUST, APN 011-015-150-000, has the following comments:

- No Tax Rate Area conflicts identified
- Property taxes due 4/10/2025
- Ownership confirmed per Grant Deed #2020013694
- Tentative Parcel Map reviewed and located

Please proceed accordingly.

Ryan Lewelling
Cadastral Mapping Specialist,
Assessor-Recorder, County of Lake, California
707-263-2302 | Ryan.Lewelling@LakeCountyCA.gov

From: Pablo Guerrero <Pablo.Guerrero@lakecountyca.gov>
Sent: Thursday, January 16, 2025 4:23 PM
To: Vance Ricks <Vance.Ricks@lakecountyca.gov>; Cara Salmon <cara.salmon@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Katie Carpenter <Katie.Carpenter@lakecountyca.gov>; Simone Hingston <Simone.Hingston@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Torin Stein <Torin.Stein@lakecountyca.gov>; Jim Hale <Jim.Hale@lakecountyca.gov>; David Bingham <David.Bingham@lakecountyca.gov>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; pbleuss@kelseyvillefire.com; paul.duncan@fire.ca.gov; PGEPlanReview@pge.com; 'Ryan' <sryan@big-valley.net>; 'Ron Montez' <rmontez@big-valley.net>; 'cww281@gmail.com'; , 'Gjerde, Daniel W@DOT <jesse.robertson@dot.ca.gov>; Gjerde, Daniel W@DOT <Daniel.Gjerde@dot.ca.gov>; 'rgeary@hpultribe-nsn.gov'; 'aarroyosr@hpultribe-nsn.gov'; 'streppa@hpultribe-nsn.gov'; 'kn@koination.com'; 'dbeltran@koination.com'; 'thpo@middletownrancheria.com'; 'admin@rvrpomo.net'; 'meyomarrufo@gmail.com'; 'Thomas Jordan' <thomas.jordan@sv-nsn.gov>; 'bigvalleyadvisorycouncil@gmail.com'; 'jlmerrilees@gmail.com'; 'rmontez@big-valley.net'; 'cww281@gmail.com'; 'rgeary@hpultribe-nsn.gov'; 'kn@koination.com'; 'cfo@hoplandtribe.com'
Subject: Request for Review Parcel Map 24-02

Hello,

I have attached the related documents for Parcel Map 24-02. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but no later than January 31, 2025.

Please note that this is not an AB 52 notice, it is a courtesy notice.

All the best,

From: [Lori Baca](#)
To: [Pablo Guerrero](#)
Subject: RE: Request for Review Parcel Map 24-02
Date: Friday, January 17, 2025 11:44:42 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image011.png](#)

Pablo,

The parcel is outside of any Special Districts service area, no comment.

Lori A. Baca
Customer Service Supervisor
Lori.Baca@lakecountyca.gov
Office Number (707) 263-0119
Fax (707) 263-3836



From: Pablo Guerrero <Pablo.Guerrero@lakecountyca.gov>
Sent: Thursday, January 16, 2025 4:23 PM
To: Vance Ricks <Vance.Ricks@lakecountyca.gov>; Cara Salmon <cara.salmon@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Katie Carpenter <Katie.Carpenter@lakecountyca.gov>; Simone Hingston <Simone.Hingston@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Torin Stein <Torin.Stein@lakecountyca.gov>; Jim Hale <Jim.Hale@lakecountyca.gov>; David Bingham <David.Bingham@lakecountyca.gov>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; pbleuss@kelseyvillefire.com; paul.duncan@fire.ca.gov; PGEPlanReview@pge.com; 'Ryan' <sryan@big-valley.net>; 'Ron Montez' <rmontez@big-valley.net>; 'cww281@gmail.com'; , 'Gjerde, Daniel W@DOT' <jesse.robertson@dot.ca.gov>; Gjerde, Daniel W@DOT <Daniel.Gjerde@dot.ca.gov>; 'rgeary@hpultribe-nsn.gov'; 'aarroyosr@hpultribe-nsn.gov'; 'streppa@hpultribe-nsn.gov'; 'kn@koination.com'; 'dbeltran@koination.com'; 'thpo@middletownrancheria.com'; 'admin@rvrpomo.net'; 'meyomarrufo@gmail.com'; 'Thomas Jordan' <thomas.jordan@sv-nsn.gov>; 'bigvalleyadvisorycouncil@gmail.com'; 'jlmerrilees@gmail.com'; 'rmontez@big-valley.net'; 'cww281@gmail.com'; 'rgeary@hpultribe-nsn.gov'; 'kn@koination.com'; 'cfo@hoplandtribe.com'
Subject: Request for Review Parcel Map 24-02

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Pablo Guerrero

From: David Bingham
Sent: Thursday, April 24, 2025 8:12 AM
To: Pablo Guerrero
Cc: Ingrid Tisell
Subject: RE: Request for Review Parcel Map 24-02

Good morning, Pablo,

Yes, that is confirmed, that was the only requirement from DPW-Roads for the tentative parcel map. The abandonment looks acceptable and since the work is already done, I don't believe there is any need to incorporate anything into the project conditions. Thank you.

Sincerely,
David Bingham
Capital Project Manager
County of Lake
Office: (707) 263-2341
Cell: (707) 349-1483
Fax: (707) 263-7748

From: Pablo Guerrero <Pablo.Guerrero@lakecountyca.gov>
Sent: Thursday, April 24, 2025 8:02 AM
To: David Bingham <David.Bingham@lakecountyca.gov>
Subject: RE: Request for Review Parcel Map 24-02

Hello,

Thank you. I would like to confirm whether this is the only requirement from DPW (roads) for the tentative parcel map. The applicant has agreed to remove the access point. I inquired about how they plan to address the existing unpermitted driveway—whether they will remove it or seek permitting through an encroachment permit. I mentioned that these conditions would be incorporated into the project conditions or noted on the tentative map. The applicant responded with an image of the current condition of the driveway and stated that all work was entirely done on their property. I have attached the image above, which shows the abandonment of the unsurfaced access. Please let me know if there are any additional questions or concerns before I proceed with the project.

All the best,



Pablo Guerrero

Assistant Planner I

Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453

Phone: (707) 263-2221 x 37117

Fax: (707) 263-2225

Email: pablo.guerrero@lakecountyca.gov

STAY CONNECTED:



From: Gjerde, Daniel W@DOT
To: Pablo Guerrero
Subject: [EXTERNAL] RE: Request for Review Parcel Map 24-02
Date: Friday, March 14, 2025 12:50:56 PM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image011.png](#)

Hello Pablo,

No comment from Caltrans on this one.

Thank you.

Dan Gjerde

Local Development Review Coordinator

System Planning & LDR

707-497-7742 (cell)



From: Pablo Guerrero <Pablo.Guerrero@lakecountyca.gov>
Sent: Friday, March 14, 2025 12:43 PM
To: Jim Hale <Jim.Hale@lakecountyca.gov>; David Bingham <David.Bingham@lakecountyca.gov>
Cc: pbleuss@kelseyvillefire.com; Duncan, Paul@CALFIRE <Paul.Duncan@fire.ca.gov>; Gjerde, Daniel W@DOT <Daniel.Gjerde@dot.ca.gov>
Subject: FW: Request for Review Parcel Map 24-02

EXTERNAL EMAIL. Links/attachments may not be safe.

Hello,

I did not receive any comments relative to this Parcel Map project when I sent it out. Please inform me if I missed it somewhere, if not could you please response if you have any comments concerning the project. Thank you!

All the best,

Pablo Guerrero
Assistant Planner I
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 37117

Pablo Guerrero

From: Duncan, Paul@CALFIRE <Paul.Duncan@fire.ca.gov>
Sent: Wednesday, April 9, 2025 4:30 PM
To: David Bingham; Pablo Guerrero; Jim Hale
Subject: [EXTERNAL] RE: Request for Review Parcel Map 24-02

Comments from CAL FIRE are just related to the road access:

- A "Driveway" is a 10-foot-wide road with a turnout every 400 feet. This shall not be used for commercial applications or access to more than three residential structures.
- A "Turnout" shall be a minimum 10 feet wide and 30 feet long, with a 25-foot taper at each end
- A "Driveway" that is 10 feet wide shall support a 40,000-pound vehicle.

Paul



Paul Duncan

Division Chief – Sonoma-Lake-Napa Unit
13044 Highway 29
Lower Lake, CA 95457
(707) 994-2441 Office
(707) 481-2362 Cell



From: David Bingham <David.Bingham@lakecountyca.gov>
Sent: Wednesday, April 9, 2025 12:06 PM
To: Pablo Guerrero <Pablo.Guerrero@lakecountyca.gov>; Jim Hale <Jim.Hale@lakecountyca.gov>
Cc: Duncan, Paul@CALFIRE <Paul.Duncan@fire.ca.gov>
Subject: RE: Request for Review Parcel Map 24-02

Good afternoon, Pablo,

DPW E&I division offers the following comments. There are currently 2 existing accesses to that parcel. 1 surfaced, 1 unsurfaced. The parcel split would establish the surfaced driveway as access to Parcel A, and that does not appear to need improvements. Which leaves the unsurfaced access for Parcel B. The owner will need to obtain an Encroachment Permit from DPW to improve the access to Parcel B to current minimum County Standards.

Additionally, google maps and street view show this property as "Munchkin Land" and identified as a preschool. The application lists the present use of land as "Residence". This is just what I see on Google, so it does not necessarily represent the current status of the property use or preschool, but I do not see anything in the documents provided that notates there is a school on this property. Might be worth asking some additional questions of the applicant.

Please let me know if you have any questions.

Sincerely,
David Bingham
Capital Project Manager
County of Lake

From: [Paul Bleuss](#)
To: [Pablo Guerrero](#)
Subject: [EXTERNAL] Re: Request for Review Parcel Map 24-02
Date: Tuesday, April 1, 2025 9:34:53 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)

No Comment on this project from KFPD. Please refer to CAL Fire as this is located within the SRA.

Thank you,

Paul Bleuss

From: Pablo Guerrero <Pablo.Guerrero@lakecountyca.gov>
Sent: Friday, March 14, 2025 12:43 PM
To: Jim Hale <Jim.Hale@lakecountyca.gov>; David Bingham <David.Bingham@lakecountyca.gov>
Cc: Paul Bleuss <pbleuss@kelseyvillefire.com>; Duncan, Paul@CALFIRE <paul.duncan@fire.ca.gov>; Gjerde, Daniel W@DOT <Daniel.Gjerde@dot.ca.gov>
Subject: FW: Request for Review Parcel Map 24-02

Hello,

I did not receive any comments relative to this Parcel Map project when I sent it out. Please inform me if I missed it somewhere, if not could you please response if you have any comments concerning the project. Thank you!

All the best,



Pablo Guerrero
Assistant Planner I

Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
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Email: pablo.guerrero@lakecountyca.gov
STAY CONNECTED:



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