

Eric Porter

From: Yuliya Osetrova
Sent: Tuesday, April 20, 2021 11:51 AM
To: Eric Porter
Subject: RE: Langtry Farms / Guenoc Valley Farms parcel map, file no. 20-23; RFR

Eric,
The stormwater and floodplain management comments regarding this project is not relevant since there is no development proposed.
No further comments.

Yuliya Osetrova
Senior Water Resources Engineer
Lake County Water Resources Department
(707) 263-2344

From: Eric Porter
Sent: Monday, April 19, 2021 11:37 AM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; John Everett <John.Everett@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; lcfarmbureau@sbcglobal.net; Roberta Lyons <roberta.lyons@att.net>; mathtownhall@gmail.com; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>
Cc: Eric Porter <Eric.Porter@lakecountyca.gov>; Toccarra Thomas <Toccarra.Thomas@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>
Subject: Langtry Farms / Guenoc Valley Farms parcel map, file no. 20-23; RFR

Greetings!

County Planning has received an application for a parcel map for Langtry Farms that would result in the creation of three parcels. The site was the subject of an EIR in 2008 upon establishment of the existing winery, and is under consideration for a categorical exemption to CEQA given that no development is being proposed, and given the prior site disturbance that has occurred over the past 15 years on the site.

Please have your comments back to me on or before May 1st if possible.

Thank you,
Eric Porter

Eric

From: John Everett

Sent: Wednesday, June 23, 2021 1:47 PM

To: Eric Porter <Eric.Porter@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Rex.Jackman@dot.ca.gov

Cc: David Boesch <dboesch@managementpartners.com>

Subject: RE: Langtry Farms / Guenoc Winery Parcel Map - PM 20-23 - July 22nd PC hearing

Eric,

I have had an opportunity to review the Traffic Impact Analysis for the Guenoc Development in 2019. I have included a copy of my comments on that TIA and they are attached. It is my understanding that the subdivision of the parent parcel is in line with the proposed phased development, and I still concur with improvements identified in this initial TIA. I look forward to review of the individual phases of said development to ensure that proposed improvements are included in each phase of this master planned multi-phased development. For now, I have no comments to add for this revised parcel map.

John Everett PE
Associate Civil Engineer
County of Lake
255 N. Forbes St., Room 309
Lakeport, CA 95453
(707) 263-2719

From: Eric Porter

Sent: Wednesday, June 23, 2021 12:26 PM

To: Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; John Everett <John.Everett@lakecountyca.gov>; Rex.Jackman@dot.ca.gov

Cc: David Boesch <dboesch@managementpartners.com>

Subject: Langtry Farms / Guenoc Winery Parcel Map - PM 20-23 - July 22nd PC hearing

Good afternoon Gentlemen,

I sent the original RFR for this project out in April 2021; I've only received comments from the Assessor, Water Resources, and Special Districts thus far.

I'm tentatively sending this parcel map to hearing before the PC on July 22nd. I want to make sure that each of you are comfortable with the project, and give you the opportunity to provide comments if you have any. I'll re-send the AB 52 notice to the Middletown Rancheria Tribe this afternoon to make sure they are aware of the intended time-frame for the hearing.

Here are some of the project details:

1. No development is proposed.
2. Parent parcel is three APNs – 014-310-08; 014-320-06 and 014-330-08
3. Parent parcel is 406 acres in total size. New parcels vary in size from 68 acres to over 200 acres.
4. Site has been used for decades as a vineyard and winery; we are Categorically Exempting it from CEQA review based on prior site disturbance and no development being proposed with this Parcel Map

I'm sending the draft Conditions to Gordon this morning. They are fairly basic. I'm also sending the staff report and

Eric Porter

From: Gordon Haggitt
Sent: Friday, June 25, 2021 3:50 PM
To: Eric Porter
Subject: RE: Langtry Farms / Guenoc Winery Parcel Map - PM 20-23 - July 22nd PC hearing
Attachments: foleyfarms tent PM.pdf; 20210625171927.pdf

OK – here you go Eric. I’ve attached the tent map with revisions and comments in “red” and a copy of the preliminary conditions with revisions and additions also marked in “red”. Take a look at my comments and see what you think. The “offer of dedication for public access and public utilities” to all three parcels has not been addressed but it needs to be as this is an important part of our Subdivision Ordinance. Sec 17-21 talks about dedications. It appears only Parcel X has access to a public road (Butts Canyon).

From: Eric Porter
Sent: Friday, June 25, 2021 8:07 AM
To: Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>
Subject: RE: Langtry Farms / Guenoc Winery Parcel Map - PM 20-23 - July 22nd PC hearing

No worries. We are all buried right now.

I’m not being pressured on this one (yet). Just need to get it rolling.

Thanks,
Eric

From: Gordon Haggitt
Sent: Thursday, June 24, 2021 5:04 PM
To: Eric Porter <Eric.Porter@lakecountyca.gov>
Subject: RE: Langtry Farms / Guenoc Winery Parcel Map - PM 20-23 - July 22nd PC hearing

Eric: My fault – this one got buried. I will try to have comments by tomorrow – Monday at latest. Gordon

From: Eric Porter
Sent: Wednesday, June 23, 2021 2:17 PM
To: John Everett <John.Everett@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Rex.Jackman@dot.ca.gov
Cc: David Boesch <dboesch@managementpartners.com>
Subject: RE: Langtry Farms / Guenoc Winery Parcel Map - PM 20-23 - July 22nd PC hearing

Hi John,

Apparently the Guenoc Winery is not affiliated with the Guenoc Development. I had thought that as well, however owner Amanda Bradshaw made it very clear that there is no relation between the two sites.

Since no development is being proposed, this land division seems rather innocuous, but I want to make sure the various Departments feel the same way.

Thanks for the prompt reply –

Eric Porter

From: Lori Baca
Sent: Monday, April 19, 2021 2:36 PM
To: Eric Porter
Subject: RE: Langtry Farms / Guenoc Valley Farms parcel map, file no. 20-23; RFR

Eric,

Parcels 014-330-08, 014-310-08, and 014-320-06 are all outside of any Special Districts service area, no impact.

Have a wonderful day!

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



From: Eric Porter
Sent: Monday, April 19, 2021 11:37 AM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; John Everett <John.Everett@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; lcfarmbureau@sbcglobal.net; Roberta Lyons <roberta.lyons@att.net>; mathtownhall@gmail.com; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>
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Please have your comments back to me on or before May 1st if possible.

Thank you,
Eric Porter

Eric Porter

From: Ryan Lewelling
Sent: Thursday, May 6, 2021 5:26 PM
To: Eric Porter
Subject: RE: Langtry Farms / Guenoc Valley Farms parcel map, file no. 20-23; RFR

Eric,

This Assessor's Office review of proposed Parcel Map, PM 20-23, LANGTRY FARMS/GUENOC FARMS, APN 014-310-081-000, 014-320-061-000 & 014-330-081-000 has the following comments:

- No Tax Rate Area conflicts identified.
- Property taxes are current as of 5/6/2021.
- Ownership confirmed – 100% per GD #2020010817.
- Tentative Parcel Map reviewed.

Please proceed accordingly.

Ryan Lewelling
Cadastral Mapping Specialist
707-263-2302 | Ryan.Lewelling@LakeCountyCA.gov

From: Eric Porter
Sent: Monday, April 19, 2021 11:37 AM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; John Everett <John.Everett@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; lcfarmbureau@sbcglobal.net; Roberta Lyons <roberta.lyons@att.net>; mathtownhall@gmail.com; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>
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