

From: ROBERTSON, JESSE GRAHAM@DOT
To: [Max Stockton](mailto:Max.Stockton)
Subject: [EXTERNAL] RE: Request for Review SDX 24-01
Date: Friday, March 29, 2024 5:24:47 PM

Attachment 6

Max,

Thanks again for taking my call so late on a Friday. Caltrans has commented on this project fairly extensively over the last twenty years, plus-or-minus. We have consented to allow the developer to connect a “fourth-leg” to the roundabout at Hartmann Road and SR 29 for Phase I of the project, despite a need to increase the capacity of the circulatory roadway before the project has been built out. Phase I of the project includes the development of a fourth leg to the roundabout. Future phases should exact mitigation that will advance a project to add capacity to the roundabout, whether it be a traffic study, design, or subsequent environmental studies. My purpose for calling today was to request a copy of the conditions of approval for the approved project so that we can verify that the future phases of the project have conditions of approval attached that will ensure that the applicant contributes a fair-share cost to the needed roadway improvements. I will check with David Bingham with Lake County Public Works for this information, if needed.

Feel free to contact me with questions about Caltrans’ requested conditions.

Jesse Robertson
Transportation Planning
Caltrans District 1
(707) 684-6879 (mobile)

From: Max Stockton <Max.Stockton@lakecountyca.gov>
Sent: Friday, March 8, 2024 4:09 PM
To: r2ceqa@wildlife.ca.gov; Duncan, Paul@CALFIRE <Paul.Duncan@fire.ca.gov>; Jackman, Rex A@DOT <rex.jackman@dot.ca.gov>; ROBERTSON, JESSE GRAHAM@DOT <jesse.robertson@dot.ca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; alancaster@lakecountyfire.com; katie.carpenter@lakecountyca.gov; resourceplanning@lakecountyca.gov; david.bingham@lakecountyca.gov; greg.peters@lakecountyca.gov; pgeplanreview@pge.com; vance.ricks@lakecountyca.gov; External, sdeleon <scott.deleon@lakecountyca.gov>; ryan.lewelling@lakecountyca.gov
Subject: Request for Review SDX 24-01

EXTERNAL EMAIL. Links/attachments may not be safe.

Hello,

Please find the attached documents and provide all comments for the Valley Oaks Subdivision (SDX 24-01).

Please respond no later than March 23, 2024, even if there is no comment.

From: Huffer, Benjamin@Wildlife
To: [Max Stockton](#)
Subject: [EXTERNAL] Valley Oaks Subdivision
Date: Tuesday, March 12, 2024 10:15:33 AM
Attachments: [image001.png](#)

Good morning Max,

I received several documents regarding the Valley Oaks Subdivision in Lake County. Do you know what specific changes to the FEIR the county is requesting comments on at this time?

Ben Huffer
Environmental Scientist
(916) 216-6253
1701 Nimbus Rd.
Rancho Cordova, CA 95670





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: March 19, 2024
TO: Max Stockton, Assistant Planner
FROM: Pheakdey Preciado, Senior EHS
RE: Valley Oaks Subdivision/SR0005433
APNS: 014-260-036 and 014-260-051 Valley Oaks Subdivision

The Environmental Health Division will require the applicant to obtain a destruction/abandonment permit for any septic systems and wells that are not going to be used. Water well abandonment permit and abandonment must be performed by a licensed C-57 well driller.

Food Facilities (Grocery Outlet and Taco Bell):
Grocery Outlet #409 (PR0003450) has already completed the plan check process and has a current annual operating permit with our office. Taco Bell and any other food facilities will need to apply and pay for a plan check application and annual operating permit. Please contact our office for detailed requirements and fees at 707-263-1164.

Public Pools and Spa:
The applicant must comply with the California Health and Safety Code for the construction and operation of a public swimming pool and/or spa. Please contact our office for detailed requirements and fees at 707-263-1164.

The Environmental Health Division will require the applicant to enroll in the Hazardous Material Business Plan (HMBP) if construction maintains fuel on site, and a permit is required prior to the installation of an Underground Storage Tank System.



Hazardous materials shall not be allowed to leak onto the ground and/or contaminate surface waters. Any release of hazardous materials shall be recycled or disposed of through a registered waste hauler to an approved site authorized to accept such materials.

Industrial Waste shall not be disposed of on-site without review or permit from the Environmental Health Division or the Regional Water Quality Control Board.

If the applicant stores hazardous materials equal or greater than 55 gallons of a liquid, 500 pounds of a solid or 200 cubic feet of compressed gas, the applicant will be required to submit a Hazardous Materials Inventory Disclosure Statement/ Business Plan to the Environmental Health Division via the California Electronic Reporting System (CERS) and it shall be renewed and updated annually or if quantities increase. Note that additional California Unified Program Agency (CUPA) requirements may apply depending on the amount of hazardous materials stored on site.

If the amount of hazardous materials is less than the above quantities, but the site generates hazardous waste in any quantity, the applicant will need to complete and submit a Hazardous Materials/Waste Declaration stating the name of the material and the quantity to be stored on site.





March 21, 2024

Max Stockton
County of Lake
255 N. Forbes St.
Lakeport, CA 95453

Re: SDX 24-01 Valley Oaks Subdivision
18196 S State Highway 29, Middletown, CA 95461

Dear Max:

Thank you for giving us the opportunity to review the proposed Valley Oaks Subdivision map. The installation of new gas and electric facilities and/or relocation of existing PG&E facilities will be performed in accordance with common law or Rules and Tariffs as authorized by the California Public Utilities Commission.

The Valley Oaks Subdivision map proposes the removal of all existing overhead utilities within the Valley Oaks Subdivision. The applicant must apply with PG&E's Service Planning department at www.pge.com/cco to relocate and/or remove any overhead pole lines within the Valley Oaks Subdivision. Relocations of existing PG&E facilities are typically done at applicant expense.

The Valley Oaks Subdivision map also proposes future parcels over PG&E's existing twenty-two foot (22') wide easements along State Highway 29. The design and construction of said parcels must comply with PG&E's existing easement language. The applicant may refer to the attached guidelines for electric facilities when designing improvements on said lots.

Following our review, PG&E recommends the following language be expressly stated for the offer to dedicate Public Utility Easements (PUE):

I/We the undersigned, as Owner(s) of the land shown hereon, do hereby state that I/we am/are the only person(s) whose consent is necessary to pass clear title to said land and do hereby consent to the preparation and recordation of this map and offer for dedication and do hereby dedicate for public uses the Public Utility Easements (PUEs) shown on this map for public utility purposes including electric, gas, communication facilities and all other public utility purposes; together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush. The PUEs hereby offered for dedication are to be kept open and free of buildings, structures and wells of any kind.



The final map must contain a statement setting forth dedications and offers to dedicate interests in real property for public utility purposes. If the offer of dedication has terminated, or the local agency declines to accept it, the applicant maybe required to provide an easement in gross satisfactory to PG&E. Please note that this is our preliminary review and PG&E reserves the right for future review as needed.

Please work with PG&E's Service Planning department at www.pge.com/cco for additional services you may require, or for any modification and/or relocation requests.

Sincerely,

A handwritten signature in blue ink that reads 'Justin Newell'.

Justin Newell
Land Management
916-594-4068

From: [Ryan Lewelling](#)
To: [Max Stockton](#)
Subject: RE: Request for Review SDX 24-01
Date: Thursday, March 28, 2024 5:38:11 PM

Max,

My apologies for the delayed response to your request for review. This is a busy time of year as the Assessor's Office staff prepare for the end of the year assessment roll closure.

This Assessor's Office review of VALLEY OAKS EXTENSION, SD 06-01, (VALLEY OAKS SUBDIVISION, SDX 24-01), VALLEY OAKS PARTNERS LLC, APN 014-260-240-000, 014-260-360-000, and 014-260-510-000, has the following comments:

- Assessments located in separate Tax Rate Areas:
 - TRA 062-003: APN 014-260-360-000, and 014-260-510-000
 - TRA 062-037: APN 014-260-240-000
- Property taxes:
 - UNPAID and DUE: APN 014-260-360-000, and 014-260-510-000 as of 12/10/2023
 - PAID: APN 014-260-240-000 as of 1/4/2024
- Ownership confirmed: VALLEY OAKS PARTNERS LLC per grant deed #2022000117, 1/5/2022
- Easements of record exist on APN 014-260-360-000, and 014-260-510-000
- Subdivision Map version #4, Vesting Tentative Map, reviewed and located, with the following comments:
 - Application cover sheet note:
 - APN 014-260-240-000 has a stated acreage of 3.24ac when in it is more like 17+acres
 - APN 014-260-360-000 has a stated acreage of 17ac when it is more like 103+acres
 - APN 014-260-240-000 is not identified as being a part of the VTP
 - A 63ft-wide roadway was built linking Hartmann Road with Lot 3 identified on the proposed parcel map draft "Valley Oaks Subdivision Village II" – it is unknown if an Offer of Dedication was made to the County as no such document could be located in the Official Records
 - APN 014-260-360-000 identifies development Phases 1 thru 6 and proposed Parcels A thru F, and I thru M
 - APN 014-260-510-000 identifies development of proposed commercial parcels – Valley Oak Village 1 thru 4 – and Parcels G and H
 - A Parcel Map titled "Valley Oaks Subdivision Village II" was reviewed Jan 3, 2021 and covers an area identified on the VTP with the same name. It is unknown if the map was accepted for recordation

Please proceed accordingly.

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

From: [David Bingham](#)
To: [Max Stockton](#)
Subject: RE: Request for Review SDX 24-01
Date: Friday, March 22, 2024 1:58:12 PM

Good afternoon, Max,

The Department of Public Works Engineering & Inspection Division has no comments, objection, or additional requirements in regards to SDX 24-01.

David Bingham
Assistant Engineer I
County of Lake
Office: (707) 263-2341
Cell: (707) 349-1483
Fax: (707) 263-7748

From: [Lake County Community Development - Resource Planning](#)
To: [Max Stockton](#)
Cc: [Lake County Community Development - Resource Planning](#)
Subject: RE: Request for Review SDX 24-01
Date: Friday, March 15, 2024 3:48:38 PM
Attachments: [image001.png](#)
[Grading Permits 2024.pdf](#)

Good afternoon Max,

Please give the applicant the attached "Grading Permits 2024" handout as part of this RFR process. Note that the Grading Permit must be issued before the applicant may apply for any Building Permits required for the project.

Thank you,



Katherine Schaefer, MA
Resource Planner
Community Development Department
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221
Fax: (707) 262-1843
Email: ResourcePlanning@lakecountyca.gov

CONFIDENTIAL OR PRIVILEGED:

This communication contains information intended only for the use of the individuals to whom it is addressed and may contain information that is privileged, confidential or exempt from other disclosure under applicable law. If you are not the intended recipient, you are notified that any disclosure, printing, copying, distribution or use of the contents is prohibited. If you have received this in error, please notify the sender immediately by telephone or by returning it by reply e-mail and then permanently deleting the communication from your system.

From: Max Stockton <Max.Stockton@lakecountyca.gov>
Sent: Friday, March 8, 2024 4:09 PM
To: r2ceqa@wildlife.ca.gov; paul.duncan@fire.ca.gov; rex.jackman@dot.ca.gov; jesse.robertson@dot.ca.gov; mike.wink@fire.ca.gov; alancaster@lakecountyfire.com; Katie Carpenter <Katie.Carpenter@lakecountyca.gov>; Lake County Community Development - Resource Planning <ResourcePlanning@lakecountyca.gov>; David Bingham <David.Bingham@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; pgeplanreview@pge.com; Vance Ricks <Vance.Ricks@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>
Subject: Request for Review SDX 24-01

Hello,



M E M O R A N D U M

TO: Max Stockton, CDD
FROM: Vance Ricks, County Surveyor
SUBJECT: Valley Oaks Subdivision SDX 24-01
DATE: March 20, 2024

It is the Surveyor's Office opinion that the Valley Oaks Subdivision is eligible for this extension, based upon the following California Subdivision Map Act Sections:

- 66452.6(e) Upon application of the subdivider filed prior to the expiration of the approved or conditionally approved tentative map, the time at which the map expires pursuant to subdivision (a) may be extended by the legislative body or by an advisory agency authorized to approve or conditionally approve tentative maps for a period or periods not exceeding a total of six years. The period of extension specified in this subdivision shall be in addition to the period of time provided by subdivision (a). Before the expiration of an approved or conditionally approved tentative map, upon an application by the subdivider to extend that map, the map shall automatically be extended for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first. If the advisory agency denies a subdivider's application for an extension, the subdivider may appeal to the legislative body within 15 days after the advisory agency has denied the extension.

Valley Oaks Subdivision was approved by the Planning Commission on January 25, 2018 (SD 06-01) with an expiration date of two years, or January 25, 2020.

Based on the Subdivision Map Act Section referenced above, the Tentative Map will have a final expiration date of January 25, 2026.

Please note the following provisions for this map:

- Should the Developer complete a Phase of Development, as shown on the Tentative Map, the remaining Phases receive an automatic 12-month extension.
- Prior to recordation of any Phase, ALL conditions of the Tentative Map must be completed including payment of all taxes, liens or assessments, and completion and acceptance of all roadway and infrastructure improvements.
- The Valley Oaks Subdivision Map (SD 06-01) has received two previous time extensions which extended the expiration date of the Map to January 25, 2024. **This extension (SDX 24-01) to January 25, 2026 will be the final extension allowed under the current State law, unless the Developer completes a Phase of The Tentative Map (as explained in the above paragraph).**

Please contact me if you have any questions. Thank you.

Valley Oaks Subdivision Village II PDC Phase 1
Subdivision Recommended Conditions

Review Date: 14 November, 2022

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:

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

There shall be provided an access easement of 50 feet in width from a publicly maintained road to each parcel being created. Documentation of access easement(s) shall be provided to the Lake County Surveyor's Office for their review prior to final approval.

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*

Roads and public utility easements shall be an irrevocable offer for dedication to the County of Lake.

A note shall be placed on the Final Parcel Map stating Oak Meadow Drive is "Not a County Maintained Road"

Pursuant to Government Code Section 66492 & 66493, prior to recordation of 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.

This subdivision is located on or near a State Highway. For dedications along the State Highway, Lake County Department of Public Works defers to the recommendations of California Department of Transportation (Caltrans)

Hartmann Road shall be an offer of dedication to the County of Lake. Legal Descriptions and Exhibits shall be submitted to the Lake County Surveyor's Office.

ROAD IMPROVEMENT REQUIREMENTS

All construction shall conform to Section 17-28 of the Lake County Ordinance “Improvements” and the currently Adopted and Revised Road Design and Construction Standards. Including, but not limited, to the following:

Prior to approval of Valley Oaks Subdivision Village II PDC Phase 1, the applicant shall submit a letter to the Department of Public Works Director by the Engineer of record or a Geotechnical Engineer stating that Oak Meadow Drive was constructed in accordance with the improvement plans and meets the minimum requirements for a Major Collector road per county Standard 200-B.

Prior to approval of Valley Oaks Subdivision Village II PDC Phase 1, the applicant shall borehole the existing structural section at the entrance to Oak Meadow Drive at Hartmann Road to confirm conformation with a Commercial Drive structural section per County of Lake Road and Construction Standard No. 231-D. An inspection notice prior to sampling shall be submitted to the Lake County Department of Public Works, prior to commencement.

All work shall be constructed in accordance with improvement plans prepared by a Civil Engineer and approved by the Lake County Department of Public Works. The developer shall enter into an Engineering/Inspection Agreement (Agreement) with the Department of Public Works, which requires a deposit of 2% of the engineer’s estimated cost of improvements. All improvements shown on the plans shall be completed, and all proposed work within County rights-of-way requires obtaining an encroachment permit from the Lake County Department of Public Works.

The Emergency access easement shall consist of twenty foot (20’) wide all weather surface, designed and maintained to support the imposed loads of fire apparatus per California Fire Code 503.2 and shall bear the stamp and signature of a State of California engineer, or as approved by the local fire protection district.

Fire lane signage and striping shall conform to California Fire Code 503.3 or as approved by the local fire protection district.

A street light shall be installed at the intersection of Hartmann Road and Oak Meadow Drive per California Department of Transportation requirements. Location shall be approved by the Department of Public Works Director.

Fire Hydrant locations shall be approved by the local fire protection district. Written verification shall be submitted to the Department of Public Works.

A Private Road Naming Petition along with the appropriate fees shall be filed with the Department of Public Works, to name the private roadway serving this division. It shall be the responsibility of the subdivider to provide a street sign for the newly named private roadway. The sign shall conform to the county standards for signs.

The Private Road Name shall be shown on the **Parcel Map** to be recorded. It shall be the responsibility of the subdivider to provide a street sign for the newly named private roadway. The sign shall conform to the county standards for signs. Site addresses shall be posted for each of the proposed parcels in conformance with Lake County Fire Safe Standards

The applicant shall create to the satisfaction of County of Lake an organization or association for the maintenance of the private roads, appurtenant drainage systems, water systems and sanitation sewer systems and the Emergency Access Easement, within the subdivision or show evidence of the existence of such an agreement or organization.