

## Eric Porter

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**From:** Consuelo Alcalde <alcaldec@icloud.com>  
**Sent:** Saturday, June 4, 2022 1:53 PM  
**To:** Eric Porter  
**Cc:** Juan Leal  
**Subject:** [EXTERNAL] De La Montanya Rezone and General Plan Amendment (RZ 19-03, GPAP 19-03); Initial Study IS 19-43 - APN No. 044-331-24

Dear Mr. Porter:

My name is Consuelo Alcalde and I reside at 8380 Peninsula Dr, Kelseyville, CA 95451, along with my husband (Juan A. Leal) and our disabled daughter (autistic). We have been residents of Buckingham Park for approximately three years and moved here for the privateness, peacefulness, and the many outdoor activities that it has to offer.

We decided to move to this area after living all our life in big cities such as Chicago, LA, San Francisco, Minneapolis, etc. We wanted to move away from traffic jams, the crowds, crime, and the rude and selfish of city people. We are extremely happy with the life style we have found here and with the many wonderful people in this area that have become our dear friends. Thus, we **strongly** oppose the proposed rezoning of APN No. 044-331-24 from R1 Low Density Residential to RR Rural Residential which will destroy the pleasant atmosphere that we have come to love and enjoy.

In addition, we agree 100% with Barbara Hollenkamp's argument in opposition to this rezoning request:

"Dennis De La Montanya has requested his property to be rezoned to from R1 to RR BUT did not stipulate his plans by saying:

"No development is proposed in conjunction with this rezone/General Plan Amendment." This tells me he has way too options to do numerous things on that 18-acre parcel, most of which would be devastating to the Buckingham Community. Whether he develops a winery, agricultural, greenhouses, farming, etc., any and all will bring larger vehicles into and through the Community. Not only will we have traffic jams, unsafe circumstances and a myriad of other things coming into our area, the safety issue is also of major concern. People walk along Eastlake, Westlake, Peninsula, and other streets in the area currently feel very safe. With larger vehicles, it becomes dangerous to children, adults and seniors, to say nothing about the wear and tear on our roads. Our roads are narrow and sometimes when a vehicle is towing a boat or other type of trailer, it is difficult for each to pass one another. How many accidents would happen if larger vehicles come through Buckingham on a daily basis? Safety comes first!

We have been in extreme drought conditions for several years now. Getting fire trucks into that area would be a hardship because the closest fire station is across from the Riviera Shopping Center on Soda Bay Road. The other fire station is located on Main Street in Kelseyville. Should a fire break out on the De La Montanya property during development, it would take an extremely long time to get the fire vehicles there, thus endangering all of Buckingham as well. All the residents are well aware of the few roads in and out of Buckingham in the event of an emergency. Having a big development on that 18 acres puts many lives at risk. Lake County has been inundated with fires in the last five years as you all know, and most of those areas affected by fire had numerous routes available to flee the area. Unfortunately, Buckingham does not have that option. For the most part there are very few main roads to get to Soda Bay Road. Our safety needs to come first.

Because of the drought we have been in, and may be in for a few more years, is the Buckingham Water District able to provide water to an 18-acre parcel and what kind of affect will that have on the water resources for Buckingham? If it is feasible for Buckingham Water District to supply that 18-acre property with water, will

our water rates go through the roof because of the labor-intensive work that has to be done on the 18-acre parcel?

In closing, I do not feel this is a good idea all the way around. My suggestion is that the Board of Supervisors leave well enough alone and leave APN No. 044-331-24 as a Single-Family Residential or R1 District for all of Buckingham and Lake County. I don't object to building more homes on that parcel, but rezoning that parcel is not the answer. There has to be other avenues to satisfy all parties. Otherwise we need to leave things as they are for the safety of all the residents in Buckingham".

Thank you for your time.

Kind regards,

Juan Leal, Consuelo Alcalde, and Connie Leal

COMMENTS REGARDING NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

PROJECT TITLE: DE LA MONTANYA REZONE AND GENERAL PLAN AMENDMENT

PROJECTED LOCATION: 8225 POINT DRIVE, KELSEYVILLE, CA. 95451

APN NO: 044-331-24

At first blush, the need for rezoning this parcel is unclear. If, as the current application states, "no development" is intended, then why the need for the rezoning? It would appear that this is YET another run at an agricultural/residential development of this site. This is not the first attempt by the current applicant over the last decade to apply for re-zoning. Prior applications were ultimately denied in response to community opposition and a finding that the site was not suitable for mixed development.

Indeed, if the application is approved, it opens the door for the development of multiple lots and a vineyard. That history is omitted in the current application for rezoning.

The current applicant, Dennis De La Montanaya, attempted to re-zone this site on at least two other occasions. Most recently, in 2012, application No. MMM 12-01, proposed a modification to a "...previously approved tentative subdivision map SD 07-01 to reduce the number of proposed lots from eleven to six." Again, Lake County Planning was set to adopt the previously mitigated declaration on Initial Study IS -7-06. The original purpose of the application was to plant a vineyard, but that was expanded to develop six rather than eleven parcels. Ultimately, the application was denied in response to community opposition with a finding that the site is not suitable for the proposed re-zoning.

The claim that no development of the site is contemplated appear disingenuous. A real estate web site currently advertises the site for development:

*"The description and property data below may have been provided by a third party, the homeowner or public records.*

*Lot #2 of 4 lots ,this one is 2 ACRES. Awesome properties. OAK trees near Marina. Newly created just split to make custom large building sites."*<sup>1</sup>

The current application does not reflect that precisely ten years ago, a similar re-zoning attempt was denied in response to local community opposition for a mixed development. As a component of that, any vineyard will require herbicides and pesticides. The wind direction will carry those byproducts directly toward the back of Buckingham. Ground water would flow both east and west to the lake, carrying byproduct to Clear Lake.

Nothing has changed in the last 10 years but for the fact that we remain in a current severe drought and water resources are even more at a premium than ever before.

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<sup>1</sup> <https://www.trulia.com/p/ca/kelseyville/8255-point-dr-kelseyville-ca-95451--2085154684>

Development of the site is dependent on water. The site is already incredibly dry and the local oaks on the site, along with other vegetation and wild life are drought distressed. There are significant populations of wild life in the open space which also serves the local bird fly way.

Assuming that the vineyard would use wells, that will deprive what little water is left to this open space. Assuming that the intent is to build multiple homes, that will negatively impact our local water supplier which is already contemplating further limitation on water delivery. During the current drought conditions, the County's approval of this Negative Declaration augers poor planning for future water resource allocation in Lake County.

Any development, whether for a vineyard or housing, will impact the roads in the Buckingham Park area. Be it automotive or commercial traffic, additional stakeholders using the local Buckingham roads, which are the only means of access to the site, will add the need for additional maintenance. The Buckingham roads were privately funded for improvement by the local residents out of their own pockets. In fact, the roads in Buckingham are probably the best in the area and that was not due to County maintenance. It was funded by local Buckingham HOA members.

While the current application states that there are no significant negative impacts, this site is located directly behind our recently purchased property. Local real estate agents assured us that the site would never be developed. That representation was based on the prior site history wherein the County had found, on more than one occasion, the site is not appropriate for re-zoning for future mixed development.

In conclusion, the County approval of the Negative Declaration ignores both the site's history and the local community's long-standing opposition to any mixed site development. I now join them in the opposition to approval of the current Negative Declaration.

Respectfully submitted,

Nancy S. Barber  
8180 Peninsula Dr.  
Kelseyville, CA. 95451  
Telephone: 707-277-9017

May 26, 2022  
County of Lake  
Community Development Department, Planning Division  
Attn: Eric Porter  
255 N Forbes St  
Lakeport, CA 95453

Re: De La Montanya Rezone 8255 Point Drive Kelseyville, CA 95451

Dear Mr. Porter,

We own a home in the wonderful Buckingham Park, directly across from the De La Montanya parcels. We are writing to you today, as a family, to express our deep opposition to the proposal to rezone the De La Montanya parcels to RR - Rural Residential. Such rezoning and development of these parcels would have a significant impact on this well-established community and on the county at large.

As I am sure you are aware, Buckingham Park is known throughout the entire county as an incredibly desirable residential community. Of all communities in the county, it has the largest share of residential properties with values above \$1,000,000. When we decided to explore buying a home in Lake County (from San Francisco), we looked for a very long time and in various communities across the county. We quickly realized that the aesthetic and community-feel of the Buckingham Peninsula was perfect for us and the only community in which we would consider buying. In fact, throughout our home buying journey, we brought countless other families from the Bay Area to Lake County, many of whom had very different ideas of what the county represented. We have converted them all to *love* this community and all that it has to offer. We are proud to improve the reputation of Lake County in San Francisco, and look forward to making this area a highly desirable (and therefore profitable) destination for those looking to "work from anywhere" and/or buy second homes.

We closed on our home only a few months ago and paid almost \$1,600,000 for it, one of the highest sales in the area at the time. In the few short months since then, there have been at least 3 other homes listed in the neighborhood for well above \$1,000,000, some closer to \$2,000,000. As I am sure you are aware, this is *considerably higher* than the average home price for Kelseyville and certainly for Lake County, at large. The #1 reason that homes are able to garner such prices is because of the appeal of Buckingham Park – as we say in real estate: "location, location, location." We, along with our fellow Buckingham Park homeowners, are active taxpayers and supporters of the area. Changing the zoning on the aforementioned parcels will - *without a doubt* - dramatically impact the value of this neighborhood and its homes, thereby losing its appeal and directly impacting tax income to the county. As you consider this rezoning, we sincerely ask you to not overlook this.

There are many parts of Lake County that are currently zoned for agricultural purposes, and Buckingham Park, a long-standing and established **residential** community, should not be one of them!

We also want to note that we, like many of our fellow neighbors, have our own well on our property. As we mentioned, we are directly across from this parcel, and the well yield at our home is incredibly low at ~1.5 gallons/minute. As someone who sells real estate, I can attest that this is FAR from adequate for agricultural and/or farm purposes. Not to mention, any significant usage of water (which is what would be needed for RR zoning) would put a huge strain on our already scarce resources. The lake is low enough as it is, and the droughts continue to get worse! Please reconsider adding *additional* strain.

We could continue on for many pages about why this proposed rezoning would be a huge detriment to the neighborhood, the health and enjoyment of its families, and the county's overall bottom line. So, on behalf of our family, we ***strongly ask you to reconsider the proposal*** and to further consider the very real and impactful downstream impact that such a change would have on Lake County.

Thank you for your time and attention to this incredibly important matter. If you have any questions, you are welcome to give us a call.

With gratitude,  
Blakely and Dan

Two handwritten signatures in black ink. The first signature is a cursive name that appears to be 'Blakely'. The second signature is a more stylized, less legible cursive name, likely 'Dan'.

1490 Westlake Dr.  
(415) 410-3455

## Eric Porter

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**From:** david hicks <dh1780@yahoo.com>  
**Sent:** Friday, June 3, 2022 3:05 PM  
**To:** Eric Porter  
**Subject:** [EXTERNAL] Montanya zoning change Buckingham Park

Dear Mr Porter,

I live at 1780 Eastlake Drive in Buckingham. My family has owned this property since 1938. I'm 2nd gen and my son and his kids will be 3d and 4th gen owners. My father was a consultant to the original Buckingham Homes Limited from 1936 to 38. The "meadow" property in question was owned by the Hoffman family for decades and sold to Mr Montanya several years ago. His original plan to subdivide into large 2.5+ acre home sites that would eventually have vineyards was shot down by Buckingham neighbors opposition at the Board of Supervisors. I supported that plan. I've had a vineyard on my property here or 17 years and own vineyards and make wine in Lafayette in Contra Costa County. There are at least 10 other vineyards in Buckingham, a new one on Point Drive. There is more backyard "bad" spraying and weed killing pre-emergent applied in Buckingham than neighbors can ever know. 50% my vineyards are within R1 zoned areas in CCC and there IS a solution to the spraying issue that has worked there as well in such places as Brentwood Ca. and in the Livermore Valley. Such solutions can work in the "meadow" as well.

However I do not support the proposal to convert the zoning to RR with 4000 ft. greenhouses, chicken coops, tractor barns etc. That is not appropriate for Buckingham Park. The statement that it is "not their intention to develop as a result of a rezone" is spurious and creates doubt in peoples minds. The only viable issue in the formerly rejected plan was the "spraying" issue. Beautiful homes built on that property will only enhances everyones values. NIMBY issues are self serving and designed to prevent a mutual positive result given that modern sprays and spraying processes can obviate these concerns. It is done all the time throughout California.

While I oppose the zoning change I encourage your office to engage with Mr. Montagna and the Buckingham Board to deal with facts rather than NIMBY and dis-information to seek to find a solution that works for both parties.

Thank you,

David Hicks

DAVID HICKS  
Grape Grower & Winemaker  
ANCIENT LAKE VINEYARDS  
Buckingham Park  
Lake County California

## Eric Porter

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**From:** Mara Eichelmann <maraeichelmann@gmail.com>  
**Sent:** Wednesday, June 1, 2022 4:33 PM  
**To:** Eric Porter  
**Subject:** [EXTERNAL] De La Montanya Rezone - Opposition Statement

June 1st, 2022.

Lake County, CA.

Re: Rezoning of De La Montanya Parcels  
Dear Mr. Porter,

On behalf of our family we would like to express our strong opposition to the proposed rezoning of the De La Montania parcels.

Imagine a quiet residencial neighborhood, that has been cherished and sough after by residents and neighbors for decades. Where you can hear the birds chirp in the morning, and at night, you can enjoy peace and quiet while admiring the clear sky with the sound of the lake in the background.

Now, add the sound of pigs, cows, flies buzzing, chickens, in the middle of all that, coupled with a tractor and the dust created by the tilling of soil, while your well water bed gets depleted by agricultural activities that have no place in a neighborhood.

Does this sound ideal or logical by any means to you?

Lake county, being a rural county in essence, already has an abundance of rural land, and settings where the activities mentioned in the latter paragraph, would be considered the norm and desirable.

On the contrary, there are very few residential neighborhoods that are as well established and respected as Buckingham Park. So we believe that we, as neighbors and you, as officials should cherish and protect them as well. These neighborhoods, (just like farms) are a source of income for the county as well, and integral part of what attracts people from all over California to invest in lake front homes, secondary homes, or retirement homes.

There are several factors that I believe are very important and should be studied/considered carefully.

1.- The current use for the Buckingham Park area is in majority Residential, and the infrastructure in place, would not be able to support farm activities without adverse effects on the roads, air quality (odors) and potential nuisance from tractors and heavy equipment commonly used on a farm or rural setting.

2.- Farm pesticides, soil amendments and such, even when they are organic have health risks and may pollute the surrounding parcels. Also have the risk of creating a health hazard for neighbors,

specifically children and elderly.

3.- Most of us residents on Westlake Dr. have a well as our main source of water. Any significant increase on the water usage by a new well, would greatly affect the already scarce availability of water for our residences.

4.- Non conforming use, as a Real Estate professional I can attest that Buckingham Park, is considered a premiere and sough after neighborhood. Part of the appeal for professionals, retirees, young families and second home owners is the fact that we have a pleasant aesthetic, and serene scenery. Changing the zoning to these large parcels, would significantly decrease desirability, and there for property values. These property values affect directly the property taxes collected by the assessors office. Resulting in losses not only for the home owners but also for the county.

I can think of 10 more reasons to oppose this re-zoning. But for now I feel these are the most important points to consider.

Please when making your decision, consider how the lives of all the families who enjoy this heavenly serene pocket in our county will be affected and forever changed.

Respectfully,

Respectfully,

Dean & Mara Eichelmann  
1505 Westlake Dr.  
Kelseyville CA 95451

707-485-2922

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Mara Eichelmann  
707-485-2922  
Global Real Estate Advisor | Engel & Völkers  
[maraeichelmann.ev@realestate.com](mailto:maraeichelmann.ev@realestate.com)  
DRE 01987875

***Mr. and Mrs. Dean A. Eichelmann***

*1485 Westlake Drive*

*Kelseyville, CA 95451*

May 25, 2022

Mr. Eric Porter           with a copy to: Via Email: [Eric.Porter@lakecountyca.gov](mailto:Eric.Porter@lakecountyca.gov)

County of Lake

Community Development Department, Planning Division

255 North Forbes Street

Lakeport, CA 95453

**SUBJECT: De La Montanya Rezone and General Plan Amendment (RZ 19-03, GPAP 19-03); Initial Study (IS 19-43)**

Dear Mr. Porter,

We are in receipt of your 'Notice of Intent to Adopt a Negative Declaration' for the subject property. In your notice, the project description states that the applicant is requesting approval to rezone APN No: 044-331-24 from R1 Low Density Residential to RR Rural Residential. Your notice goes on to state that... "no development is proposed in conjunction with this rezone / General Plan Amendment."

My wife and I have lived at 1485 Westlake Drive since October of 2000. Prior to that, we lived just up the street on Peninsula Drive since 1984. My point is that we have been part of this portion of the Buckingham Peninsula for almost 40-years. In that time, we have seen numerous single-family dwellings constructed on unimproved lots. Never once did we think that the construction of these new homes was inconsistent with the expectations of living in a quiet and peaceful residential neighborhood. Surely, it was inconceivable that the regulatory agencies would suggest a rezone that would thus allow our next-door neighbor to raise pigs, goats, or farm grapes, or any other type of agricultural operation in our quiet and peaceful residential neighborhood. Yet, that seems to be what your rezone would allow.

Our home is situated at the end of Westlake Drive via a private easement that was constructed and directly paid for by us and our next-door neighbors. In fact, prior to and leading up to our private easement is a roadway that we have been told is part of Westlake Drive dedicated to the County of Lake with a no maintenance agreement. Our concern is that the rezone being proposed could ultimately lead to some type of an agricultural operation that will increase the heavy truck traffic on our non-County maintained roads.

The statement that no development is proposed with this project seems ominous. If no development is being proposed, why bother to rezone? Frankly, this appears to be the first step forward for the landowner to renew his quest to install a vineyard. Us, and many of our neighbors previously rejected this idea by voicing our concerns during an open Board of Supervisors meeting. The concerns voiced at that time included, but were not limited to; groundwater contamination from pesticides, depleting the groundwater supply for existing homeowner wells, heavy truck traffic for operational needs, use of pesticides, migrant farm workers, dare I say noise cannons to deter birds?

In closing, we strongly oppose this rezone effort, and without a proposed project cannot see why the County of Lake would even allow such a request to move forward. The land is currently zoned R1 which is consistent with the development in our quiet and peaceful neighborhood. We have no objection if the landowner wants to pursue building homes consistent with the current zoning.

Cordially,

A handwritten signature in blue ink that reads "Dean A. Eichmann". The signature is written in a cursive, flowing style.

## Eric Porter

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**From:** Barbara Funke <elizabethf047@aol.com>  
**Sent:** Sunday, June 5, 2022 6:41 PM  
**To:** Eric Porter  
**Subject:** [EXTERNAL] APN No: 044-331-24

### Comments for the County of Lake, Notice of Intent to Adopt a Negative Declaration

**Project Title:** De La Montanya Rezone and General Plan Amendment (RZ 19-03, GPAP, 19-03); Initial Study (IS 19-43)

**Project Location:** 8255 Point Drive, Kelseyville, CA 95451

**APN No:** 044-331-24

**Project Description:** The applicant is requesting approval to rezone an 18+ acre property from R1 Low Density Residential to RR Rural Residential. No development is proposed in conjunction with this rezone/General Plan Amendment.

\* \* \* \* \*

We cannot give an endorsement to the proposed rezoning for the following reasons:

- Although the one-page document states that no development is proposed in conjunction with this rezone application, doesn't mean that future undesirable development plans would not be more easily approved with the new rezone approval. What is the long-term intent of this application? Residents in the Buckingham Park community deserve specific information of future plans.
- The area described is located at the far north area of the Buckingham Park Peninsula that has frequent westerly high winds from Clear Lake that could present a fire hazard to the steep slope portions of the area. Any large-scale agricultural development would add to this threat.
- No limit identified for agriculture use. Rezoning to "RR" would entail commercial use of this large area. The street address to the property is at 8255 Point Dr. on the east side of the property in question. This is the only entrance. Within the past few years, a small patch of asphalt with two adjacent "No Parking" signs have been installed at the west side of the property and at the base of Westlake Drive seemingly identifying the area as an entrance/exit to the property. There is no reason for this move except to establish additional access to the property. This needs to be investigated.
- Our property is at 1526 Westlake Dr. The county does not maintain or repair the road in front of our property or our two neighbors across the street from us. We understand that delivery trucks (UPS, FEDEX, Disposal, etc.) are necessary but we are deeply concerned that the approval of this application will entail additional heavy equipment traffic to not only the entire peninsula but to areas that are not open to commercial activities, and specifically to the Westlake Dr. north of Peninsula Dr. . Roads in Buckingham are narrow and are not designed for commercial use. Please refer to the above paragraph.
- Water issues whether well-water or water from the local Buckingham Park Water District.
- Flyway for numerous local and migratory birds.

## Eric Porter

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**From:** david hicks <dh1780@yahoo.com>  
**Sent:** Friday, June 3, 2022 3:45 PM  
**To:** Eric Porter  
**Subject:** Re: [EXTERNAL] Montanya zoning change Buckingham Park

Thanks for the fast response. Never met this man but it seems this approach is designed to irritate people even more rather than seeking to reach viable solutions. I've lived in Lafayette Ca. since 76 and we had the issue that it was old ranch and horse country and solutions were able to be reached to everyones satisfactions back then. There are now 341 vineyards these days in Lamroinda area. Solutions can be reached if folks seek to work them out.

BTW do you know if Montanya actually lives elsewhere in Buckingham?

DAVID HICKS  
Grape Grower & Winemaker  
ANCIENT LAKE VINEYARDS  
Buckingham Park  
Lake County California  
925.997.1997  
"REAL WINE IS RED"

On Friday, June 3, 2022, 03:08:26 PM PDT, Eric Porter <eric.porter@lakecountyca.gov> wrote:

Received. Thanks David.

The tentative hearing date is July 14<sup>th</sup>. I'm changing my recommendation from 'approval' to 'denial' based on potential conflicts with the immediate area, which is characterized by upscale single family dwellings. Mr. De La Montanya has not submitted any development plans, but agricultural uses are 'outright uses' allowed in the RR zoning district, so if the rezone were approved, he could have an 18 acre farm or ranch.

I'll save your email so I can send you a public hearing notice as the hearing date gets closer.

Take care,  
Eric Porter

**From:** david hicks [mailto:dh1780@yahoo.com]  
**Sent:** Friday, June 3, 2022 3:05 PM  
**To:** Eric Porter <Eric.Porter@lakecountyca.gov>  
**Subject:** [EXTERNAL] Montanya zoning change Buckingham Park

Dear Mr Porter,

I live at 1780 Eastlake Drive in Buckingham. My family has owned this property since 1938. I'm 2nd gen and my son and his kids will be 3d and 4th gen owners. My father was a consultant to the original Buckingham Homes Limited from 1936 to 38. The "meadow" property in question was owned by the Hoffman family for decades and sold to Mr Montanya several years ago. His original plan to subdivide into large 2.5+ acre home sites that would eventually have vineyards was shot down by Buckingham neighbors opposition at the Board of Supervisors. I supported that plan. I've had a vineyard on my property here or 17 years and own vineyards and make wine in Lafayette in Contra Costa County. There are at least 10 other vineyards in Buckingham, a new one on Point Drive. There is more backyard "bad" spraying and weed killing pre-emergent applied in Buckingham than neighbors can ever know. 50% my vineyards are within R1 zoned areas in CCC and there IS a solution to the spraying issue that has worked there as well in such places as Brentwood Ca. and in the Livermore Valley. Such solutions can work in the "meadow" as well.

However I do not support the proposal to convert the zoning to RR with 4000 ft. greenhouses, chicken coops, tractor barns etc. That is not appropriate for Buckingham Park. The statement that it is "not their intention to develop as a result of a rezone" is spurious and creates doubt in peoples minds. The only viable issue in the formerly rejected plan was the "spraying" issue. Beautiful homes built on that property will only enhances everyones values. NIMBY issues are self serving and designed to prevent a mutual positive result given that modern sprays and spraying processes can obviate these concerns. It is done all the time throughout California.

While I oppose the zoning change I encourage your office to engage with Mr. Montagna and the Buckingham Board to deal with facts rather than NIMBY and dis-information to seek to find a solution that works for both parties.

Thank you,

David Hicks

DAVID HICKS

Grape Grower & Winemaker

ANCIENT LAKE VINEYARDS

Buckingham Park

## Eric Porter

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**From:** Barbara Hollenkamp <lhall@pacbell.net>  
**Sent:** Wednesday, June 1, 2022 1:02 PM  
**To:** Eric Porter  
**Subject:** [EXTERNAL] De La Montanya Rezone and General Plan Amendment (RZ 19-03, GPAP 19-03); Initial Study IS 19-43 - APN No. 044-331-24

Dear Mr. Porter:

My name is Barbara Hollenkamp and I reside at 1810 Eastlake Drive, Kelseyville, CA 95451. I have been a resident of Buckingham for almost four years and moved here for the quiet, peaceful, and beautiful area it has to offer. I am a native San Franciscan and then lived in San Carlos for 47 years on a very busy street. My husband and I bought a summer home in Clearlake Oaks on Hwy. 20 in 1979 and the traffic got worse over time. San Francisco, the peninsula and Clearlake Oaks were very busy with traffic, loads of people that were always in a hurry, rude and selfish. The purpose of my move to Buckingham was to have a beautiful view of the lake, meeting the wonderful people in this area and being able to walk on roads without a lot of traffic congestion. The proposed rezoning of APN No. 044-331-24 from R1 Low Density Residential to RR Rural Residential will destroy the serene atmosphere I, and all the residents of Buckingham, have come to love and enjoy.

Dennis De La Montanya has requested his property to be rezoned to from R1 to RR **BUT** did not stipulate his plans by saying: "No development is proposed in conjunction with this rezone/General Plan Amendment." This tells me he has way too options to do numerous things on that 18-acre parcel, most of which would be devastating to the Buckingham Community. Whether he develops a winery, agricultural, greenhouses, farming, etc., any and all will bring larger vehicles into and through the Community. Not only will we have traffic jams, unsafe circumstances and a myriad of other things coming into our area, the safety issue is also of major concern. People walk along Eastlake, Westlake, Peninsula, and other streets in the area currently feel very safe. With larger vehicles, it becomes dangerous to children, adults and seniors, to say nothing about the wear and tear on our roads. Our roads are narrow and sometimes when a vehicle is towing a boat or other type of trailer, it is difficult for each to pass one another. How many accidents would happen if larger vehicles come through Buckingham on a daily basis? Safety comes first!

We have been in extreme drought conditions for several years now. Getting fire trucks into that area would be a hardship because the closest fire station is across from the Riviera Shopping Center on Soda Bay Road. The other fire station is located on Main Street in Kelseyville. Should a fire break out on the De La Montanya property during development, it would take an extremely long time to get the fire vehicles there, thus endangering all of Buckingham as well. All the residents are well aware of the few roads in and out of Buckingham in the event of an emergency. Having a big development on that 18 acres puts many lives at risk. Lake County has been inundated with fires in the last five years as you all know, and most of those areas affected by fire had numerous routes available to flee the area. Unfortunately, Buckingham does not have that option. For the most part there are very few main roads to get to Soda Bay Road. Our safety needs to come first.

Because of the drought we have been in, and may be in for a few more years, is the Buckingham Water District able to provide water to an 18-acre parcel and what kind of affect will that have on the water resources for Buckingham? If it is feasible for Buckingham Water District to supply that 18-acre property with water, will our water rates go through the roof because of the labor-intensive work that has to be done on the 18-acre parcel?

In closing, I do not feel this is a good idea all the way around. My suggestion is that the Board of Supervisors leave well enough alone and leave APN No. 044-331-24 as a Single-Family Residential or R1 District for all of Buckingham and Lake County. I don't object to building more homes on that parcel, but rezoning that parcel is not the answer. There has to be other avenues to satisfy all parties. Otherwise we need to leave things as they are for the safety of all the residents in Buckingham.

Thank you for your consideration.

Fondly,

Barbara Hollenkamp

Proud Buckingham Resident

Mrs. Carol Hoopes  
8242 Point Drive  
Kelseyville, CA 95451

June 2, 2022

County of Lake

Community Development Department, Planning Division

Attn: Eric Porter

255 Forbes St.

Lakeport, CA 95453

Re: De La Montanya's Rezone and General Plan Amendment (RZ 19=03, GPAP 19=03;  
Initial Study (IS 19=43)

Dear Mr. Porter:

This letter is written to oppose the Rezone and General Plan Amendment application by De La Montanya at 8255 Point Drive, Kelseyville. Please do not recommend approval from the current zoning R1 Low Density Residential to RR Rural Residential.

There are multiple negative factors regarding the proposed rezoning that will affect the current residences. Some of the issues to consider are the negative impacts to current residences, traffic, environmental, and roads.

Negative impacts to current residences include destroying the neighborhood as planned with the R1 Low Density. The applicant knew the current zoning upon purchase of this 18-acre parcel that is in the Buckingham Peninsula which is within the Rivas Area Plan adopted January 9, 2007. The impact to the current residences is to change the character of their neighborhood as it was adopted by the Rivas Area Plan. There are well over 100 residences on both Eastlake and Westlake Drives, respectively. Not only does the rezone and General Plan Amendment affect the surrounding neighbors, but all the residences on the Buckingham Peninsula.

Negative impacts to traffic will be significant to all current residences of the Buckingham Peninsula. The applicant did not identify the intent for the R1 to RR change. Keeping the R1 zoning may produce at most 19 residences but changing to RR zoning may produce 3 residences or any type of agricultural use as specified in RR zoning. Since nothing is specified as to the development, RR zoning is too broad. Adding agricultural development of any kind will have a negative affect to the traffic flow on our narrow roads and quiet neighborhood. Large agricultural equipment will add additional noise and additional traffic hazards for current residences of Buckingham Peninsula.

Negative impacts to the environment are difficult to pinpoint without knowing the type of development the applicant intends for the proposed RR zoning. One possible development in an RR zoning can be a vineyard; and the operations of spraying, tilling the soil, water access, and runoff will have negative impacts to surrounding properties. At the North end of Westlake Drive there is an up slope from West to East with the 18-acre parcel. Current residences at lake level may experience runoff from any type of future development. In addition, these residents are on personal wells. The applicant's development could stress the aquifers depending on whether there is agricultural need for water. It is important to note my personal environmental negative impacts as the applicant's address is 8255 Point Drive and my address is 8242 Point Drive. My home is on a 6-acre parcel directly across from the applicant's property to the East. Should a vineyard be developed, my residence will receive the pesticide spray, soil dust, and noise from the vineyard operations. My home gets West to East breezes and winds almost daily. As an existing residence, any agricultural activity will negatively affect our environment which can include additional health risks such as asthma and allergies. Although there is a tiny private vineyard with a current residence, it is not farmed commercially. When purchasing my home, it was disclosed with the current zoning of R1. Changing zoning from R1 to RR has adverse effects to my residence with no disclosure of development.

Negative impacts to the roads will be significant to all of Buckingham Peninsula. Point Drive is a "private road" with approximately 10 current residences. Changing the zoning from R1 to RR will allow additional traffic wear and tear on Point Drive depending on what the development plans are by the applicant. If the applicant chooses to develop a vineyard, for example, this will have heavy equipment on the "private road" called Point Drive. With the current zoning at R1, this will have light vehicle traffic. Light vehicle traffic will have less road wear and tear. Negative impacts to the "private road" with heavy equipment from agricultural development could be significant to the current residences. In addition, the north end of Westlake Drive (past Peninsula) is also a "private road". The County of Lake has no responsibility to maintain these 'private roads'; therefore, any unknown development will adversely affect current residences next to both "private roads". The County of Lake has no right to approve this rezoning and impose financial burdens to the current residences.

Please recommend denial of the De La Montanya Rezone and General Plan Amendment (RZ19-03); Initial Study (IS- 19-43). Rezoning from R1 to RR will have negative impacts to current residences, traffic, environment, and roads. The County of Lake has a responsibility to uphold the Rivas Area Plan as adopted in 2007.

Best regards,

Carol Hoopes

707-481-1289

**PROJECT:** DE LA MONTANYA REZONE AND GENERAL PLAN AMENDMENT  
**LOCATION:** 8225 POINTE DRIVE, KELSEYVILLE, CA. 95451 APN 044-331-24

We the undersigned residents oppose the change of zoning for the above property from R1 (Low Density Residential) to RR (Rural Residential) for the following reasons:

While the instant proposal denies any development, this appears to be the first step to develop the property by rezoning and development in the future.

Whether housing or agricultural usage is envisioned, additional water is required. Documentation for a water source is not addressed and given the current drought conditions, will be a burden on local water supplies.

The current wind direction is from the parcel in question directly toward existing structures on Peninsula Drive. New construction on this parcel will increase the amount of available fuel for wildfires.

The parcel appears to be a major flyway for the local, and migratory, birds. It also is a common area for the local fauna.

NAME

EVAN ODOM  
BOB CARPENTER  
GEORGE GUDAITIS  
RONALD CORMIER  
J. M. EMERY  
Lisa Maston  
  
Kenneth Kirk

SIGNATURE

KOD  
R. Carpenter  
George Gudaitis  
R. Cormier  
J. M. Emery  
Lisa Maston  
Kenneth Kirk

**Eric Porter**

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**From:** LISA MASTON <ccryder@pacbell.net>  
**Sent:** Wednesday, June 1, 2022 3:41 PM  
**To:** Eric Porter  
**Cc:** LISA MASTON  
**Subject:** [EXTERNAL] De La Montanya Rezone and General Plan Amendment

Dear Mr. Porter:

My husband and I recently learned of the the proposed Negative Declaration for the De La Montanya project located 8255 Point Drive, Kelseyville. We are concerned residents of Buckingham and would like to make an informed opinion regarding this project.

Please forward Initial Study IS 19-43 and any other pertinent information to my email.

I understand that the review period ends soon and appreciate your timely response to this request.

Cordially,

Lisa Maston

PS. I also left a VM for you regarding above.

**PROJECT:** DE LA MONTANYA REZONE AND GENERAL PLAN AMENDMENT  
**LOCATION:** 8225 POINTE DRIVE, KELSEYVILLE, CA. 95451 APN 044-331-24

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NAME

KEVIN ODOM  
BOB CARPENTER  
GEORGE GUDAITIS  
RONALD CORNIEE  
J. M. EMERY  
Lisa Maston  
  
Kenneth Kirk

SIGNATURE

KOD  
R. Carpenter  
George Gudaitis  
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J. M. Emery  
Mark Maston  
Kenneth Kirk

RECEIVED

JUN 02 2022

LAKE COUNTY COMMUNITY  
DEVELOPMENT DEPT.

## Eric Porter

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**From:** Taja Odom <737devon@gmail.com>  
**Sent:** Wednesday, May 25, 2022 2:40 PM  
**To:** Eric Porter  
**Subject:** [EXTERNAL] De La Montanya Rezone 8255 Point Dr Kelseyville CA 95451 AP# 044-331-24

Dear Mr. Porter,

My name is Taja Odom, my husband and I currently reside at 8140 Peninsula Dr, Kelseyville, CA 95451 and have done so for over 25 years. We raised our children here and have enjoyed the tranquil environment of our lovely neighborhood. I am opposed to the proposed rezone of AP# 004-331-24 from R1 Low Density Residential to RR Rural Residential. According to Section 8 there are an overwhelming number of options for this land. The one I am most concerned about is a vineyard option.

Just a little background information about Dennis De La Montanya. Dennis, hereafter referred to as (De La Montanya) and his family have a long history in the wine industry. He has a large winery in Windsor CA and in 2019 acquired a two acre parcel in Washoe County, Reno NV in a suburban area. He was approved for a permit for the De la Montanya Winery tasting room, production pad and vineyard despite some neighborhood protests. This would be the first of its kind Reno Winery. The winery will encompass a 1acre vineyard, a 1,200 square foot production operation, a 2,400 square-foot tasting and barrel room and 16 spaces for parking. At best, the 1 acres vineyard will yield about 350 cases of wine. De La Montanya stated in the 2019 Reno Gazette Journal that more grapes will need to be sourced from elsewhere in Nevada to reach his initial plan. There's also going to be increased truck traffic carrying sourced grapes during the six week harvest period in late summer and early fall. A planning report by the county traffic engineer determined the winery would generate 30 daily trips, far below the threshold of 80 trips for a traffic study.

My concerns are that even though our community does not know what will eventually happen to the land once it is rezoned I have a strong belief that De La Montanya will develop one of the parcels for a winery, tasting room etc. Over 20 years ago, De La Montanya stated at Buckingham Homeowners yearly meeting that his goal upon moving here was to establish a winery in Buckingham. He tried in 2012 to have AP# 004-331-24 rezoned for the purpose of growing grapes and a small processing area. As you know this was denied by both the planning commission as well as board of supervisors. Many neighbors spoke in opposition of this. Unfortunately many have since died or moved.

De La Montanya does own a home on Point Dr in Buckingham, but it is nowhere near AP#044-331-24. He cannot see this parcel from his home as it is at the far end of the Buckingham Peninsula. He would not be negatively affected by increased traffic, dust or pesticide smell.

The Buckingham peninsula roads are narrow and hilly in some areas. The hills are not conducive to passing large vehicles and cars at one time. In some areas on Westlake Dr. and Crystal Drive there is not enough road space to pull to the side to let boat trailers and other large vehicles pass. Adding to that, large agriculture trucks will make driving and or walking very unsafe.

Our neighborhood has over 250 plus residents. A mix of young families with children, middle aged professionals, and retired seniors. The Buckingham peninsula is a school bus route for Kelseyville Unified School District with many stops throughout the neighborhood. The Buses run twice a day year round and

would be negatively impacted by having to navigate around agriculture vehicles as well as safety issues for school children walking on home.

15years ago Buckingham residents voted on a special tax to have our roads repaved. The County of Lake did not pay for this. We have now paid that in full. We would like to preserve our roads. Any further development will compromise the integrity of the infrastructure.

In closing, I just ask that you please drive out to AP-044-331-24 on both Eastlake Dr., Westlake Dr, and Peninsula dr. and see what our roads and neighborhood is like as this rezone will not just impact the surrounding homes, it will impact the ENTIRE Buckingham community as well as the Soda Bay corridor.

Also, please contact the Buckingham Park Water District to see how this rezone will impact potential parcel hook-ups and tank capacity. In 2012, Ellen Pierson, Buckingham Park Water District General manager (now retired) spoke of the impact on water capacity and storage as well as having to install a looped water system on both Point Dr and Westlake dr. Ellen Pierson, also stated at the hearing that the well water tested for this AP# and it was not potable. Bottom line, this isn't a simple Rezone. We are in the middle of a drought with water conservation in full mode.

Thank you for listening to my concerns,

Taja Odom

## Eric Porter

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**From:** Randy Wenke <randy@wenkeconstruction.com>  
**Sent:** Tuesday, May 31, 2022 3:40 PM  
**To:** Eric Porter  
**Subject:** [EXTERNAL] De La Montanya Rezone

Dear Mr, Porter,

It's come to my attention that the property at 8255 point drive Kelseyville is under review for re-zoning. Can you elaborate on what the proposed construction is intended to be and how they plan to access the property during construction and after completion?

Thank you in advance,

Randy



[randy@wenkeconstruction.com](mailto:randy@wenkeconstruction.com)

Office: (650) 568-9410

Cell: (650) 465-0192