

Eric Porter

From: Ryan Lewelling
Sent: Monday, January 3, 2022 3:28 PM
To: Andrew Amelung
Subject: RE: PM 21-31 Valley Oaks, Request for Review

Andrew,

This Assessor's Office review of proposed parcel map, PM 21-31, of APN 014-260-360-000 and 014-260-510-000, owned by VALLEY OAKS HV LLC and VALLEY OAKS LAND & DEVELOPMENT INC, has the following comments:

- Six (6) new assessments will result from subdivision of two (2) parent parcels.
- **Property taxes are due and prior years are in default.**
- No Tax Rate Area conflicts were identified.
- Ownership confirmed:
 - 014-260-360-000 – VALLEY OAKS HV LLC per Grant Deed #2012005717
 - 014-260-510-000 – VALLEY OAKS LAND & DEVELOPMENT INC per Grant Deed #2006030731

Please proceed accordingly.

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

From: Andrew Amelung
Sent: Tuesday, December 21, 2021 10:08 AM
To: Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Cara Salmon <cara.salmon@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; kyle.stoner@wildlife.ca.gov; jesse.robertson@dot.ca.gov
Cc: Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; Mary Darby <Mary.Darby@lakecountyca.gov>; Moke Simon <Moke.Simon@lakecountyca.gov>
Subject: PM 21-31 Valley Oaks, Request for Review

Hello Everyone,

Please find attached a Request for Review for a Tentative Parcel Map for the Valley Oaks Project Village II Subplan of Development. Attachments for your review can be accessed at the following link:

<https://filetransfer.co.lake.ca.us/message/EjD26emsGvI56BGzY58vO7>

If you could provide any comments, questions, or concerns regarding this project by January 20, 2022, it would be greatly appreciated.

Thank you for your time and consideration.

Sincerely,



Andrew Amelung

Associate Planner

Community Development Department

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221

Fax: (707) 262-1843

Email: Andrew.Amelung@lakecountyca.gov

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County of Lake
Department of Public Works
Valley Oaks Comments

3/10/2022

Surveying

1. The final subdivision map shall comply with all requirements of the State Subdivision Map Act.
2. Revise the configuration of the Tentative Subdivision Map to reflect access road change off of Hartmann (as recommended in PC meeting dated 4-9-2020 and CDD letter dated 7-15-20).
3. Revised Tentative map shall comply with requirement "h" on page 4 of 16 on the previously issued Approval of Vesting Tentative Map dated January 25, 2018, which required "For the area within the PDC zoning district, the applicant shall provide a proposed phasing plan and show the phasing plan on the Tentative Map."
4. Monuments shall be set at all lot corners, angle points and right of way curve points; as well as road centerline curve points which shall have monument boxes on the new road; subject to approval by the Lake County Surveyor's Office.
5. All existing and proposed easements shall be shown on the final subdivision map.

Engineering

1. The County will not be accepting roadways into the County-maintained system. Provisions shall be made for road maintenance such as a County Service Area, Permanent Road Division, or other acceptable means.
2. On and off-site signs, striping, and pavement markings shall be provided by the developer as required by Road Division of the Department of Public Works.
3. Prior to the recordation of the final map, all proposed roadways shall be improved in accordance with the requirements of the Road Division of the Department of Public Works to Lake County road standards for a minor collector.
4. Prior to road building activity, improvement plans and a cost estimate prepared by a registered civil engineer shall be submitted to the Public Works Department for all road improvements. A signed Inspection Agreement and a deposit of 2-percent of the engineers cost estimate shall be submitted to Public Works prior to plan review.
5. Prior to final map, all road improvements shall be installed as shown on the approved plans unless adequate in-lieu fees are paid or finance assurance equivalent to 150 % of the cost of the improvements as estimated by a qualified engineer and approved by the Department of Public Works has been submitted in the form of an agreement, certificate of deposit or bond satisfactory in form and content to Lake County Counsel.

6. Radius of centerline of new roadway curves 200' (Section 3, 2-G County of Lake Road Design and construction standards)
7. Cul-de-sac or approved turnaround shall be needed. The applicant will need to confirm that the proposed road knuckle/cul-de-sac will accommodate a semi-truck/trailer turning radius.
8. The interior subdivision road shall be construction to a curb to curb width of 52-feet with curb and gutter and center median as shown on the roadway plans prepared by B.C. Engineering Group and dated December, 2019.
9. Non access strip shall be needed along any State Highway right of way and on the Hartmann Road frontage as shown on the Tentative Map.
10. Encroachment permit shall be needed prior to any construction within the County right of way.
11. Site distance shall be provided at the new intersection in accordance with Caltrans Highway Design standards for public road intersections.
12. Intersection lighting should be provided at the Oak Meadow Drive/Hartmann Road intersection.



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Telephone (707) 263-2221 FAX (707) 263-2225

Received

DEC 21 2021

Environmental Health

DISTRIBUTION DATE: December 21, 2021

REQUEST FOR REVIEW FOR SUFFICIENCY

<input type="checkbox"/> AG. COMMISSIONER	<input type="checkbox"/> FIRE PROTECTION DIST:	<input type="checkbox"/> @ CA DEPT FISH & WDLF
<input type="checkbox"/> AIR QUALITY MGMT	<input type="checkbox"/> Kelseyville	<input type="checkbox"/> @ CALTRANS
<input type="checkbox"/> @ ASSESSOR	<input type="checkbox"/> Lake County	<input type="checkbox"/> STATE LANDS COMM.
<input type="checkbox"/> BUILDING DIVISION	<input type="checkbox"/> Lake Pillsbury	<input type="checkbox"/> CRWQCB
<input type="checkbox"/> @ DPW - ROADS	<input type="checkbox"/> Lakeport	<input type="checkbox"/> STATE DEPT. OF HEALTH
<input type="checkbox"/> @ ENVIRON HEALTH	<input type="checkbox"/> Northshore	<input type="checkbox"/> SONOMA STATE
<input type="checkbox"/> LAKEBED MANAGEMENT	<input type="checkbox"/> South Lake County	<input type="checkbox"/> NW INFORMATION CENTER
<input type="checkbox"/> @ PUBLIC SERVICES	<input type="checkbox"/> CalFire	<input type="checkbox"/> ARMY CORPS
<input type="checkbox"/> SHERIFF		<input type="checkbox"/> BLM
<input type="checkbox"/> @ SPECIAL DISTRICTS	<input type="checkbox"/> PG&E	<input type="checkbox"/> CALCANNABIS
<input type="checkbox"/> @ SURVEYOR	<input type="checkbox"/> HOA	<input type="checkbox"/> GRADING
<input type="checkbox"/> @ TAX COLLECTOR	<input type="checkbox"/> WATER CO	<input type="checkbox"/> US FISH & WILDLIFE SVC
<input type="checkbox"/> WASTE DISPOSAL	<input type="checkbox"/> OTHER	<input type="checkbox"/> US FOREST SERVICE
<input type="checkbox"/> @ WATER RESOURCES		

FROM: Andrew Amelung, Associate Planner
REQUEST: Tentative Parcel Map for the Valley Oaks Project Village II Subplan of Development, PM 21-31
APPLICANT/OWNER: Keith Gapusan, Manager, Valley Oaks Partners LLC, 8149 North 87th Place, Suite 137, Scottsdale, AZ 85258
APNs: 014-260-51 & 014-260-36
LOCATION: 18196 and 18426 South State Highway 29, Middletown, CA
ZONING: "O-FF-SC-FW; PDR-FF-SC; PDC-FF" Open Space; Flood Fringe Combining; Scenic Combining; Floodway Combining; Planned Development Residential; Planned Development Commercial Districts
GENERAL PLAN: Agriculture, Resource Conservation, and Public Facilities
HAZARDS: Project Parcel Located within State Responsibility Area
FLOOD ZONE: "AE, AE - Floodway, and AO" Special Flood Hazard Areas
SOIL STABILITY: Generally Stable; Slight Erosion
PREVIOUS PERMITS: Tentative Subdivision Map, SD 06-01
EXISTING-DEVELOPMENT: Commercial Development
PROPOSAL: The applicant requests the approval for a Tentative Parcel Map in a PDC Base Zoning District. *Please refer to attached application and documents from the link below for further information:*
<https://filetransfer.co.lake.ca.us/message/EJD26emsGvi56BGzY58vO7>

Please advise us if additional information is needed, which permits are required from your agency (if any), and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than January 20, 2022. Please email your comments to Andrew.Amelung@lakecountvca.gov or mail them to the address listed in the letterhead above.

COMMENTS: See attached Comments

NAME Ang Rubi DATE 1/20/22

cc: 1 **Supervisory District (RFR Only)** Simon **Redbud Audubon**
Farm Bureau / etc.) (RFR
Other (Examples: **Sierra Club /** **HOA /** @ **Only**)



COUNTY OF LAKE

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

Jonathan Portney
Health Services Director

Gary Pace, MD, MPH
Interim Health Officer

Craig Wetherbee
Environmental Health Director

MEMORANDUM

DATE: January 20, 2022

TO: Andrew Amelung, Associate Planner

FROM: Tina Dawn-Rubin, Environmental Health Aide

RE: PM 21-31 Tentative Parcel Map
Valley Oaks Project Village

APN: 014-260-36 18196 S State Hwy 29, Middletown
014-260-51 18426 S State Hwy 29, Middletown

See attached memo dated March 2, 2020 regarding the project requirements.

For the 3 proposed food facilities – Restaurant, Retail Pharmacy and Grocery Store, the following applies:

The applicant must comply with the California Retail Food Code Regulations and applicant must have a potable water supply.

The applicant must apply and pay for plan check application: submit three sets of complete plans and supporting documents for review of any proposed retail food facility and must obtain approval from the Division of Environmental Health for construction before obtaining any building permits. Food facilities must be permitted and inspected prior to opening to the public.

Promoting an Optimal State of Wellness in Lake County



COUNTY OF LAKE

HEALTH SERVICES DEPARTMENT

Division of Environmental Health

Lakeport:

922 Bevins Court, Lakeport, CA 95453-9739

Telephone 707/263-1164 FAX: 263-1681

Denise Pomeroy
Health Services Director

Jasjit Kang
Environmental Health Director

Memorandum

DATE: March 2, 2020

TO: Victoria Kim, Assistant Planner

FROM: Tina Dawn-Rubin, Environmental Health Aide

RE: SDX 19-02 Extension of Valley Oak Specific Plan of Development (no changes from 6/19/19 SD 17-01 review comments)

APN: 014-260-36, 014-260-51 Valley Oaks Subdivision

Per comments sent to planning on January 16, 2009 and July 19, 2017, any septic systems or water wells that are not going to be used must be properly abandoned according to all county and state regulations. Water well abandonment must be performed by a licensed C-57 well driller. All abandonments must be done under permit from the Lake County Division of Environmental Health.

The applicant must comply with the California Retail Food Code Regulations.

Food Facilities: The applicant must apply and pay for plan check application: submit three sets of complete plans and supporting documents for review of any proposed retail food facility and must obtain approval from the Division of Environmental Health for construction before obtaining any building permits. Food facilities must be permitted and inspected prior to opening to the public.

The applicant may need to obtain a water supply permit from the Water Resources Board, Division of Drinking Water (707) 576-2145.

Public Pools & Spas: The applicant must comply with the California Health and Safety Code for the construction and operation of a public swimming pool and/or spa. The applicant must submit complete sets of plans to this Division for approval, before obtaining any building permits. The pool/spa must be permitted and inspected by this Division.

Enrollment in the Hazardous Material Business Plan (HMBP) will be required if construction maintains fuel on site.

Gas Station: The applicant must comply with the California Health and Safety Code 25280 et seq. Underground Storage Tank Laws. The applicant will need to apply and pay for an

Underground Storage Tank System installation permit and submit three (3) sets of full plans to the Environmental Health Division for review and approval.

Hazardous Materials: 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.

If the applicant increases hazardous material storage, they will need to update their Hazardous Materials Business Plan.

The storage of hazardous materials shall be located at least 100 feet from any water well. These materials shall not be allowed to leak onto the ground or contaminate surface waters.

Collected hazardous or toxic 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.

Hazardous Waste must be handled according to all Hazardous Waste Control Laws.



**FARELLA
BRAUN + MARTEL LLP**

Katherine Philippakis
kphilippakis@fbm.com
D (707) 592-0266

November 22, 2021

Andrew Amelung
Associate Planner
Lake County Community Development
Department
255 N. Forbes St.
Lakeport, CA 95453

Re: Application for a Specific Subplan of Development to the Valley Oaks Project

Dear Mr. Amelung:

As you have discussed with Rick Tooker, Land Use Planner for Farella Braun + Martel, our firm represents the property owner of the Valley Oaks Project, Valley Oaks Partners LLC. Our role is to assist the property owner in connection with their filing of this application with Lake County for a parcel plan of the Village II portion of the project. Please allow me to begin by expressing our appreciation for your work with Mr. Tooker, and Ken Porter from KIMCO, over these past two months in developing an increased understanding of the Village Oaks Project. We recognize there has been significant turnover in the Community Development Department since the project entitlements were approved, including the specific subplan of development for the Grocery Outlet and associated improvements, which are currently under construction. Your responsiveness working with us in preparing for this next step in project implementation is much appreciated.

For the purposes of background, the Valley Oaks Project consists of two parcels totaling approximately 150 acres. The southerly parcel (APN 014-260-51) is 47.27 acres. In August 2015, the County approved the Valley Oaks Project Specific Plan of Development (UP 07-05) to include a future grocery store, retail pharmacy, and small restaurant on one of five commercial "Villages". In January 2018, the County also approved a Vesting Tentative Map for the Valley Oaks Subdivision (SD 06-01), including Village II (5.18 acres) where the grocery store, retail pharmacy, and small restaurant would be located. The Valley Oaks Subdivision has since received a two-year extension from the County in June 2020 (SDX 1902).

Village II is currently zoned Planned Development Commercial (PDC). Condition #13 of the Valley Oaks Project Specific Plan of Development states:

"To recognize fluctuating economic and other conditions, the applicant shall submit an application for a use permit for single phase or parcel or multiple phases or parcel plans for orderly development of the Valley Oaks Project. These plans shall be called a "Specific Subplan of Development". The permit fee shall be set forth in a fee schedule

Russ Building • 235 Montgomery Street • San Francisco, CA 94104 • T 415.954.4400 • F 415.954.4480

SAN FRANCISCO ST. HELENA www.fbm.com

adopted by the Board of Supervisors. Each Specific Subplan of Development must include a detailed Specific Subplan of Development for the phase or parcel(s) being developed and (ii) items reasonably required by these conditions or any modifications hereto. The first Specific Subplan of Development for any parcel or phase or multiple phases or parcels shall require a major use permit. Subsequent plans shall require a minor or major use permit as provided in County Code.”

Consistent with this requirement, a Specific Subplan of Development (“First Subplan”) was approved by the County Planning Commission on October 24, 2019 for a 12,000 square foot Grocery Outlet (UP 19-09). At that time, the Commission also approved an extension of Oak Meadow Drive from Hartmann Road on the adjoining parcel to the east looping across Coyote Creek and around to connect to an on-site internal road (also Oak Meadow Drive). This reflected the first minor modification to the Valley Oaks Subdivision (“First Minor Map Modification”). The Commission’s approval was affirmed by the Board of Supervisors on appeal on March 3, 2020. Construction of the grocery store and associated improvements are currently underway.

The property owner requests a Specific Subplan of Development (“Second Subplan”) to include a three-lot parcel plan for Village II. The purpose of this request is to locate the grocery store, retail pharmacy and restaurant on separate parcels, which will help to secure financing for submittal of future subplans of development and buildout of Village II. Also proposed as a part of this request is a second minor map modification, similar to the first modification approved by the Commission in October 2019 for the extension of Oak Meadow Drive. This second minor map modification (“Second Minor Modification”) simply proposes splitting the Village II parcel approved in SD 06-01 into three commercial lots, one each for the grocery store, retail pharmacy, and restaurant.

This proposed three-lot parcel plan includes the following: 0.70-acres (Lot 1, restaurant); 1.27-acres (Lot 2, retail pharmacy); and 2.56-acres (Lot 3, grocery store). Also shown on the plans attached to this description of the project are two parcels: 0.64 acres (Parcel G containing a drainage easement at Coyote Creek to the east of and adjacent to Lot 3; and 0.55-acres (Parcel J adjacent to Lower Coyote Creek which feeds into Putah Creek). Excluding the afore-referenced three lots and two parcels, the Remainder Parcel will be 38.9 acres. Utility plans, easements for water, sanitary sewer, and storm drains, on- and off-site offers of road dedication, an emergency vehicle access plan, and associated supportive documents (e.g., closure and boundary calculations) are included in the attached application submittal materials.

This requested Second Subplan and Second Minor Modification are substantially consistent with the Valley Oaks Subdivision (SD 06-01), as well as all associated prior County approvals relating to the Valley Oaks Project (GPAP 06-02, RZ 04-23, GPD 06-01, and Certified FEIR and Mitigation Monitoring and Reporting Program). No modifications to site area, floor area, or land uses envisioned in the Valley Oaks Project, including for Village II, are proposed as a part of this request. Additionally, the extension of Oak Meadow Drive from Hartmann Road was approved by the County as a through-road and is under construction. This minor modification was thoroughly reviewed in a comprehensive traffic analysis prepared by W-Trans in 2019, and

approved by the County in the First Subplan for the grocery store (UP 19-09). Therefore, this request for the Second Subplan does not introduce new vehicle trips and/or changes in vehicle circulation patterns.

The request does not result in potential physical changes to the environment associated with the Valley Oaks Subdivision, as it simply splits one commercial parcel into three lots. Future specific subplans of development will be required for the small restaurant and retail pharmacy lots when they are sold, and detailed plans and elevations for these uses are proposed; this is anticipated in 2022.

Moreover, as provided in the Subdivision Map Act, the Valley Oaks Subdivision was anticipated to be built in phases, particularly for the residential lots, multi-family housing and senior housing, although there was no phasing plan or requirement for the commercial development. The Subdivision Map Act states:

“66456.1. Multiple final maps relating to an approved or conditionally approved tentative map may be filed prior to the expiration of the tentative map if (a) the subdivider, at the time the tentative map is filed, informs the advisory agency of the local agency of the subdivider’s intention to file multiple final maps on such tentative map, or (b) after filing of the tentative map, the local agency and the subdivider concur in the filing of multiple final maps. In providing such notice, the subdivider shall not be required to define the number or configuration of the proposed multiple final maps. The filing of a final map on a portion of an approved or conditionally approved tentative map shall not invalidate any part of such tentative map. The right of the subdivider to file multiple final maps shall not limit the authority of the local agency to impose reasonable conditions relating to the filing of multiple final maps.”

As presented here in this request, SD 06-01 has not expired, and, therefore, the County may process multiple final maps (tract or parcel) on the vesting tentative map for the Valley Oaks Subdivision. However, as noted above, there are two parcels (Parcels G and H) shown on the proposed plans in addition to the three-lot parcel plan and remainder lot. Parcels G and H are not developable; rather, they are for drainage at Coyote Creek and for a future open space park in Lower Coyote Creek across Hartmann Road consistent with the approved map conditions. If their inclusion here on the plans present an issue to the County, we can revise our plans to exclude Parcels G and H from the parcel plan and anticipate these and other questions or requests for additional information after the County’s review.

In conclusion, thank you in advance for your review of our Second Subplan and Second Minor Modification application and the associated attachments. It is our sincere belief that this application is largely complete and we look forward to your comments, hopefully within the next 30 days as is customary for permit applications. To the extent we can assist you in your expeditious review of the application, please do not hesitate to contact Mr. Tooker.

Very truly yours,



Katherine Philippakis

Attachments

1. 8553 Valley Oaks Village II Subplan of Development Plans
2. Approved 840-18 VTM Modification Oak Meadow Drive Ext. (for reference)
3. Approved Grocery Outlet Site Plan and Oak Meadow Road Design (for reference)
4. Preliminary Site Plan of the Grocery Store, Restaurant and Pharmacy (for reference)
5. SD 06-01 Valley Oaks Subdivision Vesting Tract Map
6. SD 06-01 Valley Oaks Subdivision Vesting Tract Conditions
7. 8553 Offsite Storm Drain Easement
8. 8553 Sewer and Water Easement 1
9. 8553 Sewer and Water Easement 2
10. 8553 Sewer and Water Easement 3
11. 8553 EVA Site Plan
12. 8553 EVA Easement
13. 8553 Hartmann Road Dedication
14. 8553 Lot Closure Calculations Interior Lots
15. 8553 Closure Calculations Exterior Boundaries
16. 8553 Offsite Roadway Dedication

Eric Porter

From: Robert Geary <rgeary@hpultribe-nsn.gov>
Sent: Monday, January 10, 2022 3:44 PM
To: Andrew Amelung
Cc: James Rivera
Subject: [EXTERNAL] RE: Response Letter to Valley Oaks Partners LLC Project, HP-20211228-01
Attachments: OTA Midletown Rancheria, Valley Oaks Partners LLC Project, HP-20211228-01.pdf

Hello Mr. Andrew Amelung,

Good afternoon and hope all is well. Attached is the response letter from the Habematolel Pomo of Upper Lake on the Valley Oaks Partners LLC Project, HP-20211228-01. We will also be mailing a hard copy letter for your files. Thank you for your notification and assistance.

Thank you,



Robert Geary

Tribal Historic Preservation Officer | Habematolel Pomo of Upper Lake

635 E. Hwy 20, A | P.O. Box 516 | Upper Lake, CA 95485

C 707.349.7050 | O 707.900.6923 | F 707.275.0757

www.hpultribe-NSN.gov



**HABEMATOLEL POMO
CULTURAL RESOURCES**

January 10, 2022
Lake County Dept. of Community Development

Attn: Andrew Amelung, Associate Planner
255 N. Forbes St.
Lakeport, CA 95453

RE: Valley Oaks Partners LLC Project, HP-20211228-01

Dear Mr. Andrew Amelung:

Thank you for your project notification letter received on December 28, 2021, regarding cultural information on or near the proposed 18196 and 18426 South State Hwy 29, Middletown, Lake County. We appreciate your effort to contact us.

The Habematolel Pomo Cultural Resources Department has reviewed the project and concluded that it is not within the aboriginal territories of the Habematolel Pomo of Upper Lake. Therefore, we respectfully decline any comment on this project. However, based on the information provided, please defer correspondence to the following:

James Rivera
Tribal Council Vice-Chair & THPO
Post Office Box 1035
22223 Hwy 29 @ Rancheria Rd
Middletown, CA 95461
Email: jrivera@middletownrancheria.com

Please refer to identification number HP-20211228-01 in any future correspondence with Habematolel Pomo of Upper Lake concerning this project.

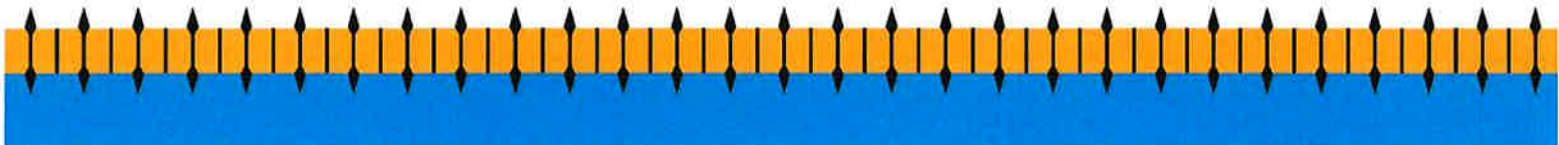
Thank you for providing us with this notice and the opportunity to comment.

Sincerely,

Robert Geary
Tribal Historic Preservation Officer

HABEMATOLEL POMO OF UPPER LAKE

P: 707.900.6923 F: 707.275.0757 P.O. Box 516 Upper Lake, CA 95485



Eric Porter

From: Michael Rivera <mlrivera@middletownrancheria.com>
Sent: Wednesday, January 19, 2022 2:59 PM
To: Andrew Amelung
Cc: James Rivera
Subject: [EXTERNAL] Re: PM 21-31 Valley Oaks - AB 52 Notification

Dear Mr. Amelung:

The Middletown Rancheria ("Tribe") request that Lake County ("County") deny the request for approval of the Proposed Tentative Parcel Map for the Valley Oaks Project Village II Subplan of Development, PM 21-31.

The Tribe is a vested and impacted member of the community and does not seek to delay development efforts to its community. However, the Tribe takes seriously its responsibility and duty to preserve and protect the integrity of its cultural and historical resources present at the project site and to minimize severe and irreparable damage to religious, ceremonial and sacred sites of the Tribe. The project site and its surrounding areas consist of historic and traditional cultural properties of significance to the Tribe, which are integral to the Middletown Rancheria, its peoples and our cultural identity. These sites are also eligible for inclusion in the California Register of Historic Resources (CRHR) and National Register of Historic Properties (NRHP). Particularly, the sites on and near Putah Creek and Coyote Valley Creek. Many cultural surveys confirms the high sensitivity of the area. The Tribe is also aware of significant portions of the Tribe's historic and cultural resources that have not been identified or considered through record and survey searches. Due to the confidential nature of the matter, we only address our concerns generally here.

The Middletown Rancheria hereby respectfully requests an AB52 consultation meeting with you and Lake County as the Lead Agency of the above referenced matter to discuss the Tribe's deep concerns related to the ongoing and potential future negative impacts to sacred places, properties and features of religious, ceremonial and cultural significance to the Tribe related to the above-referenced project.

Respectfully,

Michael Rivera Jr.
Middletown Rancheria
Tribal Historic Preservation Department
PO Box 1035 Middletown, CA 95461
Phone: (707) 987-1315
Fax: (707) 987-9091
Email: mlrivera@middletownrancheria.com

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On Tue, Dec 21, 2021 at 10:38 AM Andrew Amelung <Andrew.Amelung@lakecountyca.gov> wrote:

Hello Everyone,

Please find attached an AB 52 Notification concerning a Tentative Parcel Map for the Valley Oaks Project Village II Subplan of Development. Attachments for your review can be accessed at the following link:

<https://filetransfer.co.lake.ca.us/message/EjD26emsGvl56BGzY58vO7>

If you could provide any comments, questions, or concerns regarding this project by January 20, 2022, it would be greatly appreciated.

Thank you for your time and consideration.

Sincerely,



Andrew Amelung

Associate Planner

Community Development Department

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221

Fax: (707) 262-1843

Email: Andrew.Amelung@lakecountyca.gov

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Eric Porter

From: Lori Baca
Sent: Tuesday, December 21, 2021 10:56 AM
To: Andrew Amelung
Subject: RE: PM 21-31 Valley Oaks, Request for Review

Andrew,

Parcels 014-260-51 and 014-260-36 are both outside of any Special Districts service area, no impact.

Have a wonderful day!

Lori A. Baca

Customer Service Supervisor

Lori.Baca@lakecountyca.gov

Office Number (707) 263-0119

Fax (707) 263-3836



From: Andrew Amelung
Sent: Tuesday, December 21, 2021 10:08 AM
To: Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Cara Salmon <cara.salmon@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; kyle.stoner@wildlife.ca.gov; jesse.robertson@dot.ca.gov
Cc: Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; Mary Darby <Mary.Darby@lakecountyca.gov>; Moke Simon <Moke.Simon@lakecountyca.gov>
Subject: PM 21-31 Valley Oaks, Request for Review

Hello Everyone,

Please find attached a Request for Review for a Tentative Parcel Map for the Valley Oaks Project Village II Subplan of Development. Attachments for your review can be accessed at the following link:

<https://filetransfer.co.lake.ca.us/message/EjD26emsGvI56BGzY58vO7>

If you could provide any comments, questions, or concerns regarding this project by January 20, 2022, it would be greatly appreciated.

Thank you for your time and consideration.

Sincerely,



Andrew Amelung

Associate Planner

Community Development Department

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