

**From:** [Ryan Lewelling](#)  
**To:** [Victoria Kim](#)  
**Subject:** RE: Request for Review for Sufficiency (Extension for Tentative Subdivision Map, SDX 19-02)  
**Date:** Thursday, February 20, 2020 4:05:05 PM  
**Attachments:** [image001.png](#)

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Victoria,

This Assessor's Office review of proposed subdivision map, SDX 19-02, VALLEY OAKS LAND AND DEVELOPMENT INC and VALLEY OAKS HV LLC, APN 014-260-360-000, 014-260-510-000, has the following comments:

- No Tax Rate Area conflicts were identified in this review.
- Property taxes are due/late/in default for both parcels. Property taxes must be current and next year's estimated taxes must be paid before processing and mapping can begin.
- The parcels being subdivided are currently owned by different entities – VALLEY OAKS LAND AND DEVELOPMENT INC and VALLEY OAKS HV LLC. Upon filing and recording of the subdivision map, indicate the manner by which ownership will be held and each owner's percentage of ownership.

Please proceed accordingly.

**Ryan Lewelling**  
Cadastral Mapping Specialist  
707-263-2302 | [Ryan.Lewelling@LakeCountyCA.gov](mailto:Ryan.Lewelling@LakeCountyCA.gov)

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**From:** Victoria Kim  
**Sent:** Monday, February 10, 2020 1:49 PM  
**To:** Ryan Lewelling <[Ryan.Lewelling@lakecountyca.gov](mailto:Ryan.Lewelling@lakecountyca.gov)>; Scott DeLeon <[Scott.DeLeon@lakecountyca.gov](mailto:Scott.DeLeon@lakecountyca.gov)>; Kelli Hanlon <[Kelli.Hanlon@lakecountyca.gov](mailto:Kelli.Hanlon@lakecountyca.gov)>; Lori Baca <[Lori.Baca@lakecountyca.gov](mailto:Lori.Baca@lakecountyca.gov)>; Gordon Haggitt <[Gordon.Haggitt@lakecountyca.gov](mailto:Gordon.Haggitt@lakecountyca.gov)>; Greg Peters <[Greg.Peters@lakecountyca.gov](mailto:Greg.Peters@lakecountyca.gov)>; Lars Ewing <[Lars.Ewing@lakecountyca.gov](mailto:Lars.Ewing@lakecountyca.gov)>  
**Subject:** Request for Review for Sufficiency (Extension for Tentative Subdivision Map, SDX 19-02)

Good afternoon,

Please review attached and send any comments by February 24, 2020.

Thank you,

**Victoria Kim**  
**Assistant Planner**  
Community Development Department  
255 N. Forbes St.  
Lakeport, CA 95453  
P: (707) 263-2221 | F: (707) 263-2225



## 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

FEB 12 2020

Environmental Health

SR0003660

SR0003661

DISTRIBUTION DATE: February 10, 2020

### 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 checked="" type="checkbox"/> <b>ASSESSOR</b>	<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 checked="" type="checkbox"/> <b>DPW - ROADS</b>	<input type="checkbox"/> Lakeport	<input type="checkbox"/> STATE DEPT. OF HEALTH
<input checked="" type="checkbox"/> <b>ENVIRON HEALTH</b>	<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 checked="" type="checkbox"/> <b>PUBLIC SERVICES</b>	<input type="checkbox"/> CalFire	<input type="checkbox"/> ARMY CORPS
<input type="checkbox"/> SHERIFF		<input type="checkbox"/> BLM
<input checked="" type="checkbox"/> <b>SPECIAL DISTRICTS</b>		<input type="checkbox"/> CALCANNABIS
<input checked="" type="checkbox"/> <b>SURVEYOR</b>	<input type="checkbox"/> PG&E	<input type="checkbox"/> GRADING
<input checked="" type="checkbox"/> <b>TAX COLLECTOR</b>	<input type="checkbox"/> HOA	
<input type="checkbox"/> WASTE DISPOSAL	<input type="checkbox"/> WATER CO	<input type="checkbox"/> US FISH & WILDLIFE SVC
<input type="checkbox"/> WATER RESOURCES	<input type="checkbox"/> OTHER	<input type="checkbox"/> US FOREST SERVICE

FROM: Victoria Kim, Assistant Planner  
REQUEST: Extension for the Valley Oaks Specific Plan of Development, Tentative Subdivision Map, SDX 19-02

APPLICANT/OWNER: Valley Oaks Land and Dev. Inc., 8149 South State Highway 29, Lower Lake, CA 95407

APNs: 014-260-36 and 51  
LOCATION: 2 Arabian Lane, Hidden Valley Lake, CA 95467  
ZONING: "O-FF-SC-FW-PDR-PDC" 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  
PREVIOUS PERMITS: Tentative Subdivision Map, SD 06-01  
EXISTING-DEVELOPMENT: None

PROPOSAL: The applicant requests the extension for Tentative Subdivision Map. ***Please refer to attached application and documents from the link below for further information:***  
[http://www.lakecountycalifornia.gov/Government/Directory/Community\\_Development/Planning/documents/ValleyOaks.htm](http://www.lakecountycalifornia.gov/Government/Directory/Community_Development/Planning/documents/ValleyOaks.htm)

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 **February 24, 2020**. Please email your comments to [victoria.kim@lakecountycalifornia.gov](mailto:victoria.kim@lakecountycalifornia.gov) or mail them to the address listed in the letterhead above.

COMMENTS: See attached memorandum

NAME

*Lina Rubin*

DATE

*3/2/2020*

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**

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.

**From:** [Lars Ewing](#)  
**To:** [Victoria Kim](#)  
**Cc:** [Kati Galvani](#); [Sarah Miller](#); [Brian Powers](#)  
**Subject:** RE: Request for Review for Sufficiency (Extension for Tentative Subdivision Map, SDX 19-02)  
**Date:** Monday, February 10, 2020 3:06:53 PM  
**Attachments:** [image001.png](#)

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Victoria,

I have the following comments:

- 1) The only condition that ensures sufficient recreation facilities are provided is, oddly enough, listed under the Air Quality section (see item I on page 14 of 16). I recommend that this be placed in a more appropriate section, or be a standalone item. Also it should be worded differently:
  - a. "Prior to approval of the final subdivision map, the applicant shall either, a) pay all necessary Quimby fees to the County of Lake Public Services Department, or b) provide proof that the recreation facilities proposed in the subdivision meet the requirements of the Quimby Ordinance."
- 2) If b) above is the method selected by the developer to satisfy this condition, there needs to be a mechanism in place to ensure that the park improvements are constructed prior to any residential building permits are issued within the subdivision, as well as a mechanism to ensure their long-term maintenance and improvement.

Lars Ewing  
Lake County Public Services Director  
707-262-1618  
*Solid Waste, Facilities, Parks/Trails, Museums*

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**From:** Victoria Kim  
**Sent:** Monday, February 10, 2020 1:49 PM  
**To:** Ryan Lewelling <[Ryan.Lewelling@lakecountyca.gov](mailto:Ryan.Lewelling@lakecountyca.gov)>; Scott DeLeon <[Scott.DeLeon@lakecountyca.gov](mailto:Scott.DeLeon@lakecountyca.gov)>; Kelli Hanlon <[Kelli.Hanlon@lakecountyca.gov](mailto:Kelli.Hanlon@lakecountyca.gov)>; Lori Baca <[Lori.Baca@lakecountyca.gov](mailto:Lori.Baca@lakecountyca.gov)>; Gordon Haggitt <[Gordon.Haggitt@lakecountyca.gov](mailto:Gordon.Haggitt@lakecountyca.gov)>; Greg Peters <[Greg.Peters@lakecountyca.gov](mailto:Greg.Peters@lakecountyca.gov)>; Lars Ewing <[Lars.Ewing@lakecountyca.gov](mailto:Lars.Ewing@lakecountyca.gov)>  
**Subject:** Request for Review for Sufficiency (Extension for Tentative Subdivision Map, SDX 19-02)

Good afternoon,

Please review attached and send any comments by February 24, 2020.

Thank you,

**Victoria Kim**  
**Assistant Planner**  
Community Development Department  
255 N. Forbes St.  
Lakeport, CA 95453

**From:** [Gordon Haggitt](#)  
**To:** [Victoria Kim](#); [Mark Roberts](#)  
**Cc:** [Scott DeLeon](#)  
**Subject:** RE: Request for Review for Sufficiency (Extension for Tentative Subdivision Map, SDX 19-02)  
**Date:** Thursday, February 13, 2020 3:34:22 PM  
**Attachments:** [image001.png](#)

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OK. I have to admit I've been somewhat confused by the way this project has progressed. We have an approved vesting tentative map and a set of conditions to go with it finalized in March 2018. Although I don't have a signed copy, the Planning Commission approved a "Use Permit for a specific plan of development" (UP 07-05 on 3/22/18) at about the same time. The plan makes reference to following the approved tent map. Good so far. Sometime after approval of UP 07-05, KIMCO requests modifications to the conditions. I'm not sure what the end result of their request was and what modifications were allowed. Then in October 2019 a major use permit is granted by the PC allowing the development of what is known as Valley Oak village II for Grocery Outlet, etc. and here's where we see a significant change with the tent map with the access to the commercial development. So now Oak Meadow Drive comes off Hartmann instead of the roundabout making Hartmann one of the main accesses to the subdivision. I may be missing something but I think we need some nexus between what's proposed with the tent map and the use permit issued for grocery outlet because they don't match. It appears the only change is the removal of the cul de sac at the end of Oak Meadow and extending that across Kimco's adjoining property, per the use permit, to Hartmann Road. In my opinion, we need to make sure there is a clear path to follow from the PC that allows this new access to become part of the tent map and not something that came in through a use permit. That's my biggest concern. Other than that, I have no objections to the extension.

Gordon M. Haggitt  
County Surveyor, County of Lake  
(707)263-2341

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**From:** Victoria Kim  
**Sent:** Monday, February 10, 2020 1:49 PM  
**To:** Ryan Lewelling <[Ryan.Lewelling@lakecountyca.gov](mailto:Ryan.Lewelling@lakecountyca.gov)>; Scott DeLeon <[Scott.DeLeon@lakecountyca.gov](mailto:Scott.DeLeon@lakecountyca.gov)>; Kelli Hanlon <[Kelli.Hanlon@lakecountyca.gov](mailto:Kelli.Hanlon@lakecountyca.gov)>; Lori Baca <[Lori.Baca@lakecountyca.gov](mailto:Lori.Baca@lakecountyca.gov)>; Gordon Haggitt <[Gordon.Haggitt@lakecountyca.gov](mailto:Gordon.Haggitt@lakecountyca.gov)>; Greg Peters <[Greg.Peters@lakecountyca.gov](mailto:Greg.Peters@lakecountyca.gov)>; Lars Ewing <[Lars.Ewing@lakecountyca.gov](mailto:Lars.Ewing@lakecountyca.gov)>  
**Subject:** Request for Review for Sufficiency (Extension for Tentative Subdivision Map, SDX 19-02)

Good afternoon,

Please review attached and send any comments by February 24, 2020.

Thank you,

**Victoria Kim**  
**Assistant Planner**  
Community Development Department  
255 N. Forbes St.

## Eric Porter

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**From:** ROBERTSON, JESSE GRAHAM@DOT <jesse.robertson@dot.ca.gov>  
**Sent:** Friday, April 15, 2022 11:06 AM  
**To:** Eric Porter; Jackman, Rex A@DOT  
**Subject:** [EXTERNAL] RE: Valley Oaks subdivision extension, SDX 22-01

Eric,

Caltrans is in litigation with the applicant over access issues. We may not be able to say much until the lawsuit has been resolved, however, I forwarded your earlier referral to a number of Caltrans staff for input with the materials that we received from you. In response to your email this morning, I will solicit key contacts here at Caltrans for any comments that we can share in advance of your meeting next Friday.

Thanks for seeking our input.

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

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**From:** Eric Porter <Eric.Porter@lakecountyca.gov>  
**Sent:** Friday, April 15, 2022 10:45 AM  
**To:** Jackman, Rex A@DOT <rex.jackman@dot.ca.gov>; ROBERTSON, JESSE GRAHAM@DOT <jesse.robertson@dot.ca.gov>  
**Subject:** Valley Oaks subdivision extension, SDX 22-01

**EXTERNAL EMAIL. Links/attachments may not be safe.**

Good morning Rex and Jesse,

Valley Oaks has applied for another extension for their subdivision. The 2019 extension is set to expire June 2022. We are meeting internally next Friday to discuss this extension, and what our position on this subdivision extension will be.

This development has been problematic from a number of standpoints. My recollection is that CalTrans has never signed off on the 2<sup>nd</sup> access onto (Hartmann?). I think another lot was 'added' to the plans following original subdivision approval to provide the 2<sup>nd</sup> access and to relocate Coyote Creek; I'm not clear on whether the County ever approved or supported this additional lot being added, and I'm attempting to gather all relevant information.

If you have any input leading up to this meeting, we would welcome your comments.



**Eric J. Porter**  
**Associate Planner**  
Department of Community Development  
255 N. Forbes St.  
Lakeport, CA 95453  
Phone: (707) 263-2221 x 37101  
Fax: (707) 263-2225