

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 1, P.O. BOX 3700

PHONE (707) 445-6354

FAX (707) 445-6314

TTY 711

www.dot.ca.gov

*Making Conservation
a California Way of Life.*

August 1, 2018

1-LAK-29-R37.4
UP 18-34, CE 18-50

Mr. Eric J Porter
Community Development Department
County of Lake
255 N. Forbes St.
Lakeport, CA 95453

Dear Mr. Porter:

Thank you for the opportunity to comment on the Major Use Permit and Categorical Exemption to allow a corn maze and pumpkin patch, including 50 parking spaces, 4 portable restrooms and a 10' x 10' booth for taking in cash. The maze and pumpkin patch would operate between late September and early November each year, primarily during weekends and exclusively during daylight hours. The proposed project is located three miles northwest of the community of Kelseyville on State Route 29 (SR 29) where it is bisected by Thomas Dr. We have the following comments:

- Due to existing traffic volumes and collision history in the area, additional turning movements onto Thomas Dr. will require left turn channelization for northbound traffic. There is an existing southbound acceleration lane on the southern edge of the intersection of SR 29 with Thomas Dr. that we will require to be re-stripped as a northbound left-hand turn pocket for vehicles entering the project site.
- The applicant will need to obtain an encroachment permit from Caltrans to perform any work within the Caltrans Right-of-Way. Applications are reviewed for consistency with State standards and are subject to Department approval. To request an encroachment permit, please contact our Permit Engineer for Lake County, Amber McCall at (707) 463-4743 or request an application by mail: Caltrans District 1 Permits Office, P.O. Box 3700, Eureka, CA 95502-3700. For additional information, the Caltrans Permit Manual is available online at: <http://www.dot.ca.gov/hq/traffops/developserv/permits/>.

Please feel free to contact me at (707) 445-6354 or leishara.ward@dot.ca.gov if you have questions or need further assistance.

Sincerely,

LEISHARA WARD, MPA

Associate Transportation Planner

District 1 Transportation Planning and Local Assistance

Mr. Eric J Porter

8/1/18

Page 2

bc: 1. BMettam
2. RAJackman
3. LWard (file)
BGronemeyer
Correspondence File

Y:\IGR\IGR Project Files\Lake\Hat's Corn Maze\2018-8-1 _Comment _Letter.docx



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

JUL 20 2018

UP 18-34, CE 18-50

Lake County
Environmental Health

DISTRIBUTION DATE: July 19, 2018

REQUEST FOR REVIEW
FOR SUFFICIENCY

@ AG. COMMISSIONER
@ AIR QUALITY MGMT
☐ ARMY CORPS
@ ASSESSOR
☐ BLM
@ BUILDING DIVISION
☐ CAL FIRE
@ CALTRANS
☐ CLEARLAKE CITY
@ CRWQCB
@ DPW ROADS
☐ EPA
☐ FISH & WILDLIFE
@ FIRE DIST: Kelseyville
@ HEALTH DEPARTMENT
☐ HERITAGE COMMISS.

☐ HIDDEN VALLEY CSD
☐ LAKEBED MANAGEMENT
☐ LAKEPORT CITY
☐ LAKE TRANSIT
☐ NATIVE AM. HERITAGE
☐ NRCS
☐ OFFICE OF EDUCATION
☐ PG&E
☐ PUBLIC SERVICES
@ SHERIFF
☐ SOLANO CO. WATER
☐ SONOMA STATE
@ SPECIAL DISTRICTS
☐ STATE DEPT. HEALTH
@ SURVEYOR
@ TAX COLLECTOR

☐ TRAFFIC ADV. COMM.
@ TRIBES:
@ Big Valley Rancheria
@ Elem Colony
@ Lower Lake Koi
@ Middletown Rancheria
@ Robinson Rancheria
@ Scotts Valley Band of Pomo
@ Upper Lake Habematolel
@ Redwood Valley
@ Cortina Rancheria
@ Yocha Dehe Wintun
@ WATER RESOURCES
@ WASTE DISPOSAL
☐ OTHER:
☐ CA DEPT OF WATER RESOURCES

FROM: Eric J. Porter, Associate Planner
REQUEST: Use Permit, UP 18-34 and Categorical Exception CE 18-50
OWNER: Michael Hat
APNs: 008-033-36 and 008-035-58
LOCATION: 4405 and 4410 Thomas Drive, Kelseyville, CA
ZONING: "A-WW-FF-SC-AA-AI", Agriculture – Waterway – Floodway Fringe – Scenic Combining – Airport Approach – Agricultural Industry Combining District
GENERAL PLAN: Agriculture
FLOOD ZONE: AE (western portion of tax lot 36)

PROPOSAL: Approval of a major use permit and categorical exemption to allow a corn maze and a pumpkin patch, including 50 parking spaces, 4 portable restrooms and a 10' x 10' booth for taking in cash. The maze and pumpkin patch would operate between late September and early November each year, primarily during weekends and exclusively during daylight hours. The applicant has already planted 3.8 acres of pumpkins and 12 acres of corn. Please review this proposal and advise us if additional information is needed; of which permits are required from your agency; any environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared. 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 **July 30, 2018**. Thank you.

COMMENTS: _____

NAME

See attached memorandum
Cina Rubin

DATE

7/24/18

cc: ☐ Supervisorial District 4 (RFR Only)
Other (Examples): ☐ Sierra Club ☐ HOA ☐ Bus. Assoc. ☐ Farm Bureau/etc. (RFR 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: July 24, 2018

TO: Eric Porter, Associate Planner

FROM: Tina Dawn-Rubin, Environmental Health Aide

RE: UP 18-34 Use Permit and CE 18-50 Categorical Exception

APN: 008-033-36 and 008-035-58, 4405 & 4410 Thomas Drive, Kelseyville

The applicant must meet the Lake County Division of Environmental Health requirements regarding on-site wastewater treatment and potable water requirements.

Our office has on file a 1969 septic permit for a 2 bedroom residence (trailer) and a 1975 septic permit for a labor camp. On November 20, 2017 our office received a phone call from Code Enforcement regarding the abandonment of the septic system and demolishing of Ag building. Our office has no record of a septic abandonment permit. Our office generated a complaint to investigate abandonment and a letter was sent to the property owner regarding the abandonment of a septic system without a permit on January 31, 2018. There has been no response from that letter. Owner needs to contact our office to resolve the complaint issue prior to approvals.

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

113789. Food Facility

(c) "FOOD FACILITY" does not include any of the following:

(6) An outlet or location, including but not limited to, premises operated by a PRODUCER, selling or offering for sale only whole PRODUCE grown by the PRODUCER or shell EGGS, or both, provided the sales are conducted at an outlet or location controlled by the PRODUCER.

A food permit will not be required if the applicant only sells whole fruit and vegetables on property owned or controlled by producer and no sampling is involved.



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

Jasjit Kang
Health Services Director

Raymond Ruminski, R.E.H.S
Environmental Health Director

January 31, 2018

Amy Hansmith, Trustee
P.O. Box 614
Kelseyville, CA 95451

RE: APN: 008-033-36
4405 Thomas Dr., Kelseyville

Dear Ms. Hansmith,

Our office received a complaint (#CO0000977) on November 17, 2017, alleging that the property owner/tenant is abandoning/destroying the existing septic system (permit #5199-S; which was issued on 07/14/1975) without a destruction permit from our office.

No person shall cause or permit to cause any part of the contents of any septic tank, building sewer, subsurface disposal system, alternative sewage disposal system, water closet, urinal, or of any other sink or cistern containing any product defined under public health hazard of any other substances to flow, discharge, or be deposited upon the surface of any lot of premises or of any street or sidewalk or public place or into any stream, river, lake, tributary, or storm drain. (Lake County Code, Section 9-23: California Health and Safety Code, Sections 5410-5416 and Section 18871-18871.00)

Our records indicate that you are the owner of the property and therefore are responsible for the conditions that exist on it. Please contact our office within (7) seven working days of receiving this notice to resolve this complaint so our office can close out this complaint.

Thank you for your prompt attention to this matter. If you have any questions, please contact me at 707-263-1164.

Sincerely,

Pheakdey Preciado,
Registered Environmental Health Specialist

Middletown Rancheria
Tribal Historic Preservation Department
P.O. Box 1035
Middletown, CA 95461

July 25, 2018

Via Electronic Mail

Mr. Eric J. Porter
County of Lake
Community Development Department
Courthouse – 255 N. Forbes Street
Lakeport, California 95453

Request: Use Permit, UP 18-34 and Categorical Exception CE 18-50
Owner: Michael Hat
APNs: 008-033-036 and 008-035-58

Dear Mr. Porter:

The Middletown Rancheria (Tribe) is in receipt of your letter dated July 19, 2018 regarding 4405 and 4410 Thomas Drive, Kelyseyville, California.

Though we have no specific comments at this time, should any new information or evidence of human habitation be found as the project progresses, we request that all work cease and that you contract us immediately. We do have a process to protect such important and sacred resources.

Thank you for the opportunity to provide comments to the above referenced project. The Tribe looks forward to continuing to be a part of the County's process.

Nothing herein should be construed to be a waiver of or limitation of any of the Tribe's rights in law, in equity, or otherwise. All rights, claims and remedies are specifically reserved.

Should you have any questions, please do not hesitate to contact me.

Sincerely,



Sally Peterson
Tribal Vice-Chairwoman

Phone (707) 987-3670 ext-~~145~~
1307

Fax (707) 987-9091