



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Telephone 707/263-2221 FAX 707/263-2225

DISTRIBUTION DATE: January 25, 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
@ CA FISH & WILDLIFE
@ FISH & WILDLIFE SVC
@ FIRE DIST: South Lake
@ HEALTH DEPARTMENT
☐ HERITAGE COMMISSION

☐ 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
@ Koi Nation
@ Middletown Rancheria
@ Robinson Rancheria
@ Scotts Valley Band of Pomo
@ Upper Lake Habematolel
☐ US FOREST SVC
☐ LAKE CO. ADMIN
☐ LUCERNE ELEMENTARY SD
☐ WASTE DISPOSAL
@ WATER RESOURCES
☐ OTHER:

FROM: Mark Roberts; Associate Planner
REQUEST: GPAP 17-01, RZ 17-01, PM 17-01 & IS 17-31.
APPLICANT/OWNER: Richard & Whitney Brand; PO BOX 741, Middletown, CA 95461.
APN: 013-028-81 & 013-028- 82
LOCATION: 23987 & 24073 State Highway 29, Middletown, CA 954561.
ZONING: "RL-RR-SC-WW" Rural Lands – Rural Residential – Scenic Combining -
Waterway
GENERAL PLAN: Rural Lands – Rural Residential - Resource Conservation
PARCEL SIZE: 013-028-81 is approximately 30 acres.
013-028-82 is approximately 45 acres.

*Please advise us if additional information is needed, which permits are required from your agency, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared. 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 **Thursday, February 8, 2018**. Thank you.*

PROPOSAL: The applicant is requesting approval of a General Plan Amendment, and Rezone The applicant is also requesting a Parcel Map on APN: 013-028-81.

- Currently, parcel number 013-028-81 contains approximately 10.85 acres of "RR" zoning and approximately 18.50 acres of "RL" zoning with a General Plan Designation of "RL-RR-RC" and is proposed to be rezoned from "RL-SC-WW" to "RR-SC-WW" with a General Plan Amendment of "RR-RC".
- Currently, parcel number 013-028-82 contains approximately 3.81 acres of "RR" zoning and approximately 41.25 acres of "RL" zoning with a General Plan Designation of "RL-RC-RR" and 013-028-82 is proposed to be rezoned from "RL-WW" to "RR-WW" with a General Plan Amendment of "RR-RC".

RECEIVED

FEB 08 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

- APN 013-028-81 which totals approximately thirty (30) acres is proposed to be divided into four (4) parcels ranging in size from approximately 5 to 9.5 acres, served by current and proposed onsite sewage disposal systems and well(s).
- Encroachment is proposed off of State Highway 29. A 40 foot wide access easement is proposed for parcels 1, 2, 3 and 4. An existing 40 foot wide easement is onsite and may cross Bullion Creek.
- Proposed parcels, 1 and 2 are developed with single-family dwellings with several vineyards and a pond.
- PG&E Pole Line Easement crosses proposed Parcel 3 and a portion of Parcel 2.
- The parcel (013-028-81) has a gated entrance.

COMMENTS:

No comments regarding building

NAME

M. Montana
@ Supervisorial Dist. 1: Moke Simon

DATE

2/8/18

cc:

Other:

☐

Sierra Club

☐

HOA

☐

Audubon
Society

☐

Farm Bureau/etc. (RFR
Only)

Mark Roberts

From: Ryan Lewelling
Sent: Monday, February 5, 2018 5:14 PM
To: Mark Roberts
Subject: RE: Request for review (RFR) for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31

Mark,

This review of the Brand application involving APNs 013-028-811 and 013-028-820 has the following comments or related issues:

1. The full and correct parcel number for APN 013-028-81 is 013-028-811-000.
2. A property tax obligation remains unpaid on both parcels. This and the full estimated amount for the next tax year will need to be paid prior to the approval of a Parcel Map and subsequent issuing of new APNs.
3. Several easements affect these parcels as indicated on the tentative parcel map provided: 39 OR 266, 74 OR 212, 816 OR 338, 826 OR 23, and 1439 OR 644.

Please proceed accordingly.

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

From: Mark Roberts

Sent: Thursday, January 25, 2018 1:21 PM

To: chris.vallerga@fire.ca.gov; greg.bertelli@fire.ca.gov; Steven Hajik <Steven.Hajik@lakecountyca.gov>; Doug Gearhart <dougg@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Todd Mansell <Todd.Mansell@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; dave_carstensen@dot.ca.gov; R2CEQA@wildlife.ca.gov; R2CEQA@wildlife.ca.gov; Jill Shaul <Jill.Shaul@lakecountyca.gov>; dave.munch@fire.ca.gov; Richard Ford <Richard.Ford@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Brian Lee <Brian.Lee@lakecountyca.gov>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; spekaj@dow-associates.com; Phil Moy <Phil.Moy@lakecountyca.gov>; nwic@sonoma.edu; RLK7@pge.com; Elizabeth Knight <lizk@lcaqmd.net>; Dean Eichelmann <Dean.Eichelmann@lakecountyca.gov>; centralvalleysac@waterboards.ca.gov; Ryan_olah@fws.gov; melissa.m.france@usace.army.mil; Moke Simon <Moke.Simon@lakecountyca.gov>

Subject: Request for review (RFR) for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31

Hi All,

Please review the above Request for Review Packet for the following proposed project and if you have any questions and/or concerns please let me know.

Project Summary:

The applicant is requesting approval of a General Plan Amendment, and Rezone The applicant is also requesting a Parcel Map on APNAPN: 013-028-81.

- Currently, parcel number 013-028-81 contains approximately 10.85 acres of “RR” zoning and approximately 18.50 acres of “RL” zoning with a General Plan Designation of “RL-RR-RC” and is proposed to be rezoned from “RL-SC-WW” to “RR-SC-WW” with a General Plan Amendment of “RR-RC”.
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Mark Roberts - Associate Planner

*Lake County – Community Development Department
255 N. Forbes Street, Lakeport, CA 95453
County Website: www.lakecountyca.gov
Phone: (707) 263-2221*

Mark Roberts

From: Fahmy Attar <fahmya@lcaqmd.net>
Sent: Thursday, August 8, 2019 5:43 PM
To: Mark Roberts
Subject: Re: Revised RFR and Proposed Parcel Map for commenting

Importance: High

Mark,

The site projects seems to not pose an air quality impact given it is a simple rezone with no associated activity.

Best,

Fahmy Attar
Air Quality Engineer
Lake County Air Quality Management District
2617 S. Main Street, Lakeport, CA, 95453
(707) 263-7000 | fahmya@lcaqmd.net

On Aug 7, 2019, at 8:49 AM, Mark Roberts <Mark.Roberts@lakecountyca.gov> wrote:

Good Morning Fellow Agencies,

Please review the revised/updated Tentative Parcel Map dated July 30, 2019 for commenting and/or concerns. The original RFF was sent out on April 13, 2018. The applicant is requesting approval of a General Plan Amendment, Rezone and Parcel Map for the following: 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 **Tuesday, August 20, 2019**. Thank you.

General Plan Amendment & Rezone:

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Parcel Map:

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Mark Roberts – Senior Planner

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<Revised Parcel Map Brand Family.jpg><RFR DRAFT BRAND Aug. 7 2019.pdf>

Mark Roberts

From: Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>
Sent: Wednesday, August 7, 2019 3:42 PM
To: Mark Roberts
Cc: Bertelli, Greg@CALFIRE; Hannan, Jake@CALFIRE
Subject: Re: Revised RFR and Proposed Parcel Mao for commenting

Good afternoon Mark. CAL FIRE has no comments on this proposed lot split request. Sincerely, Mike

Mike Wink

**Battalion Chief
Middletown Battalion**

CAL FIRE

**Sonoma - Lake - Napa Unit
21095 Hwy 175 - P.O.Box 1360
Middletown, Ca. 95461
Office: 707.987-3089 ext 3
Cell: 707.889.4225
Fax: 707.987.9478
Email Mike.Wink@fire.ca.gov**

From: Mark Roberts <Mark.Roberts@lakecountyca.gov>
Sent: Wednesday, August 7, 2019 8:49:04 AM
To: Gearhart, Doug@lcaqmd <doug@lcaqmd.net>; Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>
Subject: Revised RFR and Proposed Parcel Mao for commenting

Warning: this message is from an external user and should be treated with caution.

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County Website: www.lakecountyca.gov
Phone: (707) 263-2221

Mark Roberts

From: Yuliya Osetrova
Sent: Wednesday, August 7, 2019 12:06 PM
To: Mark Roberts
Subject: RE: Revised RFR and Proposed Parcel Mao for commenting

Mark,
No comments/concerns for the project at the time,
Best,

Yuliya Osetrova
Water Resources Engineer III
Lake County Water Resources Department
(707) 263-2344

From: Mark Roberts
Sent: Wednesday, August 07, 2019 8:49 AM
To: Doug Gearhart <doug@lcaqmd.net>; Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; mike.wink@fire.ca.gov; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>
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Sent: Wednesday, August 07, 2019 8:49 AM
To: Doug Gearhart <doug@lcaqmd.net>; Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; mike.wink@fire.ca.gov; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>
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Mark Roberts

From: Lamont Brown <l.brown.elem@gmail.com>
Sent: Monday, January 29, 2018 10:18 AM
To: Mark Roberts
Cc: k.kennedy@elemindiancolony.org
Subject: RE: Request for review (RFR) for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31

I have reviewed your project proposal and do to the location of the project, it is located in Middletown Rancherias Cultural area, so since it is located out side of the Elem Indian Colony's cultural area, We have no concerns at this time.

Lamont Brown
Environmental Cultural Specialist
Elem Indian Colony
C: 707-295-1492
L.brown,elem@gmail.com

From: Mark Roberts [mailto:Mark.Roberts@lakecountycal.gov]
Sent: Thursday, January 25, 2018 1:22 PM
To: sryan@big-valley.net; 'bbrown@big-valley.net' <bbrown@big-valley.net>; cww281@gmail.com; l.brown.elem@gmail.com; a.garcia@elemindiancolony.org; kkarolaepa@gmail.com; aarroyosr@hpultribe-nsn.gov; lrosas@hpultribe-nsn.gov; kn@koination.com; rpeterston@middletownrancheria.com; jsimon@middletownrancheria.com; jlord@middletownrancheria.com; slreyes@middletownrancheria.com; btorres@middletownrancheria.com; speterston@middletownrancheria.com; admin@rvrpomo.net; drogers@robinsonrancheria.org; mschaver@robinsonrancheria.org; lrenia.quitiquit@sv-nsn.gov; tmartin@hpultribensn.gov; Moke Simon <Moke.Simon@lakecountycal.gov>; kn@koination.com
Subject: Request for review (RFR) for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31

Hi Tribal Members,

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Mark Roberts

From: Stephanie Reyes <slreyes@middletownrancheria.com>
Sent: Saturday, January 27, 2018 10:57 AM
To: Mark Roberts
Subject: Re: Request for review (RFR) for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31

Mark,

Thank you for providing notice RFR for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31. We have cultural sensitive areas within the proposed properties. Can you please put a condition on the permit that states; "In the event any commercial development occurs the applicant will be required to engage with the Middletown Rancheria for preservation and protection of cultural resources and sites"?

Stephanie L. Reyes
Tribal Historic Preservation Officer
Middletown Rancheria

P.O. Box 1035
Middletown, CA 95461
Office (707) 987-3670 ext 115
Fax (707) 987-9091
Cell (707) 349-1772

slreyes@middletownrancheria.com

"Culture shouldn't change to adapt to our life styles...our life styles should change to adapt to Culture" - Preservation

On Thu, Jan 25, 2018 at 1:22 PM, Mark Roberts <Mark.Roberts@lakecountyca.gov> wrote:

Hi Tribal Members,

Please review the above Request for Review Packet for the following proposed project and if you have any questions and/or concerns please let me know.

Project Summary:

The applicant is requesting approval of a General Plan Amendment, and Rezone The applicant is also requesting a Parcel Map on APNAPN: 013-028-81.

- Currently, parcel number 013-028-81 contains approximately 10.85 acres of “RR” zoning and approximately 18.50 acres of “RL” zoning with a General Plan Designation of “RL-RR-RC” and is proposed to be rezoned from “RL-SC-WW” to “RR-SC-WW” with a General Plan Amendment of “RR-RC”.
- Currently, parcel number 013-028-82 contains approximately 3.81 acres of “RR” zoning and approximately 41.25 acres of “RL” zoning with a General Plan Designation of “RL-RC-RR” and 013-028-82 is proposed to be rezoned from “RL-WW” to “RR-WW” with a General Plan Amendment of “RR-RC”.
- APN 013-028-81 which totals approximately thirty (30) acres is proposed to be divided into four (4) parcels ranging in size from approximately 5 to 9.5 acres, served by current and proposed onsite sewage disposal systems and well(s).
- Encroachment is proposed off of State Highway 29. A 40 foot wide access easement is proposed for parcels 1, 2, 3 and 4. An existing 40 foot wide easement is onsite and may cross Bullion Creek.
- Proposed parcels, 1 and 2 are developed with single-family dwellings with several vineyards and a pond.
- PG&E Pole Line Easement crosses proposed Parcel 3 and a portion of Parcel 2.
- The parcel (013-028-81) has a gated entrance.

Mark Roberts – Associate Planner

Lake County – Community Development Department

255 N. Forbes Street, Lakeport, CA 95453

County Website: www.lakecountyca.gov

Phone: [\(707\) 263-2221](tel:(707)263-2221)

Mark Roberts

CALTrans

From: Carstensen, David M@DOT <dave.carstensen@dot.ca.gov>
Sent: Monday, February 5, 2018 7:57 AM
To: Mark Roberts
Subject: RE: Request for review (RFR) for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31

Mark:

Per our phone conversation, no major concerns, going from 2 to 4 rural lots, no commercial or significant increase in use, no new access proposed to SR 29.

Thanks

Dave

From: Mark Roberts [mailto:Mark.Roberts@lakecountyca.gov]
Sent: Thursday, January 25, 2018 1:21 PM
To: Vallerger, Chris@CALFIRE <Chris.Vallerger@fire.ca.gov>; Bertelli, Greg@CALFIRE <Greg.Bertelli@fire.ca.gov>; County Ag Commissioner, Lake <steven.hajik@lakecountyca.gov>; Gearhart, Doug@lcaqmd <doug@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Todd Mansell <Todd.Mansell@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Carstensen, David M@DOT <dave.carstensen@dot.ca.gov>; Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>; Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>; Jill Shaul <Jill.Shaul@lakecountyca.gov>; Munch, Dave@CALFIRE <Dave.Munch@fire.ca.gov>; Richard Ford <Richard.Ford@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Brian Lee <Brian.Lee@lakecountyca.gov>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; spekaj@dow-associates.com; Phil Moy <Phil.Moy@lakecountyca.gov>; nwc@sonoma.edu; RLK7@pge.com; Elizabeth Knight <lizk@lcaqmd.net>; Dean Eichelmann <Dean.Eichelmann@lakecountyca.gov>; centralvalleysac@waterboards.ca.gov; Ryan_Olah@fws.gov; melissa.m.france@usace.army.mil; Moke Simon <Moke.Simon@lakecountyca.gov>
Subject: Request for review (RFR) for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31

Hi All,

Please review the above Request for Review Packet for the following proposed project and if you have any questions and/or concerns please let me know.

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Mark Roberts – Associate Planner

*Lake County – Community Development Department
255 N. Forbes Street, Lakeport, CA 95453
County Website: www.lakecountyca.gov
Phone: (707) 263-2221*



YOCHA DEHE
CULTURAL RESOURCES

May 8, 2018

RECEIVED

MAY 14 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

County of Lake
Attn: Mark Roberts, Associate Planner
255 N. Forbes Street
Lakeport, CA 95453

RE: Brand Property Rezone Project

Dear Mr. Roberts:

Thank you for your project notification letter dated, April 12, 2018, regarding cultural information on or near the proposed Brand Property Rezone Project, Middletown, Lake County. We appreciate your effort to contact us.

The Cultural Resources Department has reviewed the project and concluded that it is not within the aboriginal territories of the Yocha Dehe Wintun Nation. Therefore, we respectfully decline any comment on this project.

Should you have any questions, please feel free to contact the following individual:

Reimann Rouse, GIS Analyst
Yocha Dehe Wintun Nation
Office: (530) 723-2805
Email: rrouse@yochadehe-nsn.gov

Please refer to identification number YD - 04262018-02 in any correspondence concerning this project.

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

Sincerely,

Marilyn Delgado
Director of Cultural Resources

Yocha Dehe Wintun Nation

PO Box 18 Brooks, California 95606 p) 530.796.3400 f) 530.796.2143 www.yochadehe.org

Mark Roberts

From: Vallerger, Chris@CALFIRE <Chris.Vallerger@fire.ca.gov>
Sent: Thursday, April 12, 2018 2:31 PM
To: Mark Roberts
Subject: Re: revised Request for review (comments & concerns)

I will take a look at this tonight and get you a response by Monday.

CV

Chris A. Vallerger

Fire Captain

California Department of Forestry and Fire Protection

Sonoma-Lake-Napa Unit

21095 State Highway 175

Middletown, CA 94561

(707) 533-7129 Cell

(707) 987-3089 x2 Office

chris.vallerger@fire.ca.gov

From: Mark Roberts <Mark.Roberts@lakecountyca.gov>
Sent: Thursday, April 12, 2018 2:08:55 PM
To: Vallerger, Chris@CALFIRE
Subject: revised Request for review (comments & concerns)

Hi Chris,

I can't remember if I received any comment for Cal fire requirements. Please review the above attachment for a parcel map and rezone. When commenting, please be as detailed as possible for each requirement they must meet. If you have any questions, let me know. Thank you

[We also need to know in detail if the proposal will meet Gov't Code 66474.02 findings.](#)

Before approving a tentative map, or a parcel map for which a tentative map was not required, for an area located in a state responsibility area or a very high fire hazard severity zone, as both are defined in [Section 51177](#), a legislative body of a county shall, except as provided in subdivision (b), make the following three findings:

(1) A finding supported by substantial evidence in the record that the design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any applicable regulations adopted by the State Board of Forestry and Fire Protection pursuant to [Sections 4290 and 4291 of the Public Resources Code](#).

(2) A finding supported by substantial evidence in the record that structural fire protection and suppression services will be available for the subdivision through any of the following entities:

- (A) A county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity.
- (B) The Department of Forestry and Fire Protection by contract entered into pursuant to [Section 4133](#), [4142](#), or [4144 of the Public Resources Code](#).

(3) A finding that to the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to [Section 4290 of the Public Resources Code](#) and any applicable local ordinance.

- *(b)(1) Subdivision (a) does not apply to the approval of a tentative map, or a parcel map for which a tentative map was not required, that would subdivide land identified in the open space element of the general plan for the managed production of resources, including, but not limited to, forest land, rangeland, agricultural land, and areas of economic importance for the production of food or fiber, if the subdivision is consistent with the open space purpose and if, for the subdivision of land that would result in parcels that are 40 acres or smaller in size, those parcels are subject to a binding and recorded restriction prohibiting the development of a habitable, industrial, or commercial building or structure. All other structures shall comply with defensible space requirements described in Section 51182 of this code or Section 4291 of the Public Resources Code.*
- *(2) Any later approval to remove a binding restriction placed as a condition of a tentative map, or a parcel map for which a tentative map was not required, that would allow the development of a building or structure for a parcel that has previously been exempted from the requirements of subdivision (a) pursuant to paragraph (1) of this subdivision shall be subject to the requirements of subdivision (a).*
- *(c) This section shall not supersede regulations established by the State Board of Forestry and Fire Protection or local ordinances that provide equivalent or more stringent minimum requirements than those contained within this section.*

Thank you Chris

Mark

Mark Roberts – Associate Planner

Lake County – Community Development Department
255 N. Forbes Street, Lakeport, CA 95453
County Website: www.lakecountyca.gov
Phone: (707) 263-2221

Mark Roberts

From: Mark Roberts
Sent: Thursday, April 12, 2018 2:56 PM
To: 'Sarah Ryan'; 'bbrown@big-valley.net'; 'cww281@gmail.com'; 'l.brown.elem@elemindiancolony.org'; 'a.garcia@elemindiancolony.org'; 'kkarolaepa@elemindiancolony.org'; 'kkarolaepa@gmail.com'; 'aarroyosr@hpultribe-nsn.gov'; 'lrosas@hpultribe-nsn.gov'; 'kn@koination.com'; 'rpeterson@middletownrancheria.com'; 'jllord@middletownrancheria.com'; 'slreyes@middletownrancheria.com'; 'BTorres@middletownrancheria.com'; 'speterson@middletownrancheria.com'; 'admin@rvrpomo.net'; 'drogers@robinsonrancheria.org'; 'irenia.quitiquit@sv-nsn.gov'; 'tmartin@hpultribe-nsn.gov'; 'lbill@yochadehe-nsn.gov'; 'rrouse@yochadehe-nsn.gov'
Subject: SB 18 Tribal Consultation Request for GPAP 17-01; Rezone 17-01, PM 17-01 and IS 17-31
Attachments: Project Decsription.pdf; Proposed Rezone Map.pdf; Brand Project Site Map.pdf; Proposed Parcel map.pdf; SB 18 Tribal Consultation Form.pdf

Dear Tribal Representative:

The Lake County Community Development Department is initiating contact with your tribe regarding a request for consultation regarding the land use proposal described below. This consultation is triggered under the provisions of Senate Bill 18 which requires local governments to seek consultation with recognized tribal groups in the vicinity of the proposed project. Please review the enclosed materials for additional detail and feel free to contact County staff if you have any additional questions regarding this proposal. The information provided on this form is general and summary in nature. Please review the additional information included with this emailing and contact the Department or the project planner for more detail if needed.

Please see attachment for details and if you have any questions, please let me know. Have a great day and thank you!

mark

Mark Roberts – Associate Planner

Lake County – Community Development Department
255 N. Forbes Street, Lakeport, CA 95453
County Website: www.lakecountycalifornia.gov
Phone: (707) 263-2221

Mark Roberts

Koi Nation

From: Dino Beltran <dbeltran@koination.com>
Sent: Thursday, January 25, 2018 6:21 PM
To: Mark Roberts
Cc: KN@KoiNation
Subject: Re: Request for review (RFR) for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31

Hello, we are not interested in this project.

Dino

Sent from my iPhone

On Jan 25, 2018, at 1:22 PM, Mark Roberts <Mark.Roberts@lakecountyca.gov> wrote:

Hi Tribal Members,

Please review the above Request for Review Packet for the following proposed project and if you have any questions and/or concerns please let me know.

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Mark Roberts – Associate Planner

*Lake County – Community Development Department
255 N. Forbes Street, Lakeport, CA 95453*

Mark Roberts

From: Jill Shaul
Sent: Friday, January 26, 2018 11:29 AM
To: Mark Roberts
Subject: RE: Request for review (RFR) for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31

Correct. The subject parcels are outside any Special Districts service areas.

Thanks again!

Jill Shaul, CTA
Customer Service Coordinator
jill.shaul@lakecountyca.gov
phone #263-0119
fax #263-3836

From: Mark Roberts
Sent: Friday, January 26, 2018 10:56 AM
To: Jill Shaul <Jill.Shaul@lakecountyca.gov>
Subject: RE: Request for review (RFR) for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31

I don't believe so, they are currently served by septic and well. I just wanted to make sure that you didn't have any concerns

From: Jill Shaul
Sent: Friday, January 26, 2018 10:55 AM
To: Mark Roberts <Mark.Roberts@lakecountyca.gov>
Subject: RE: Request for review (RFR) for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31

Mark,

The subject parcels are outside any Special Districts service areas. No impact.

Thank you!

Jill Shaul, CTA
Customer Service Coordinator
jill.shaul@lakecountyca.gov
phone #263-0119
fax #263-3836

From: Mark Roberts
Sent: Thursday, January 25, 2018 1:21 PM
To: chris.vallerga@fire.ca.gov; greg.bertelli@fire.ca.gov; Steven Hajik <Steven.Hajik@lakecountyca.gov>; Doug Gearhart <doug@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Todd Mansell <Todd.Mansell@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; dave_carstensen@dot.ca.gov; R2CEQA@wildlife.ca.gov; R2CEQA@wildlife.ca.gov; Jill Shaul <Jill.Shaul@lakecountyca.gov>; dave.munch@fire.ca.gov; Richard Ford <Richard.Ford@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Brian Lee <Brian.Lee@lakecountyca.gov>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; pekaj@dow-associates.com; Phil Moy

<Phil.Moy@lakecountyca.gov>; nwic@sonoma.edu; RLK7@pge.com; Elizabeth Knight <lizk@lcaqmd.net>; Dean Eichelmann <Dean.Eichelmann@lakecountyca.gov>; centralvalleysac@waterboards.ca.gov; Ryan_olah@fws.gov; melissa.m.france@usace.army.mil; Moke Simon <Moke.Simon@lakecountyca.gov>
Subject: Request for review (RFR) for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31

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Mark Roberts - Associate Planner

Lake County – Community Development Department
255 N. Forbes Street, Lakeport, CA 95453
County Website: www.lakecountyca.gov
Phone: (707) 263-2221

Mark Roberts

From: Lars Ewing
Sent: Friday, January 26, 2018 9:52 AM
To: Mark Roberts
Subject: RE: Request for review (RFR) for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31

\$3,393.00 per parcel.

From: Mark Roberts
Sent: Thursday, January 25, 2018 2:57 PM
To: Lars Ewing <Lars.Ewing@lakecountyca.gov>
Subject: RE: Request for review (RFR) for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31

Hi Lars,

That is what I expected. What are the current fees in case thou ask

From: Lars Ewing
Sent: Thursday, January 25, 2018 2:25 PM
To: Mark Roberts <Mark.Roberts@lakecountyca.gov>
Cc: Kati Galvani <kati.Galvani@lakecountyca.gov>
Subject: RE: Request for review (RFR) for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31

Hi Mark,

This TPM appears to trigger Quimby fees, under Sec. 17-27A, for the creation of parcels three and four.

Lars Ewing
Public Services Director
County of Lake
707-262-1618

From: Mark Roberts
Sent: Thursday, January 25, 2018 1:21 PM
To: chris.vallerga@fire.ca.gov; greg.bertelli@fire.ca.gov; Steven Hajik <Steven.Hajik@lakecountyca.gov>; Doug Gearhart <doug@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Todd Mansell <Todd.Mansell@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; dave_carstensen@dot.ca.gov; R2CEQA@wildlife.ca.gov; R2CEQA@wildlife.ca.gov; Jill Shaul <Jill.Shaul@lakecountyca.gov>; dave.munch@fire.ca.gov; Richard Ford <Richard.Ford@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Brian Lee <Brian.Lee@lakecountyca.gov>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; spekaj@dow-associates.com; Phil Moy <Phil.Moy@lakecountyca.gov>; nwic@sonoma.edu; RLK7@pge.com; Elizabeth Knight <lizk@lcaqmd.net>; Dean Eichelmann <Dean.Eichelmann@lakecountyca.gov>; centralvalleysac@waterboards.ca.gov; Ryan_olah@fws.gov; melissa.m.france@usace.army.mil; Moke Simon <Moke.Simon@lakecountyca.gov>
Subject: Request for review (RFR) for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31

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Mark Roberts – Associate Planner

Lake County – Community Development Department
255 N. Forbes Street, Lakeport, CA 95453
County Website: www.lakecountyca.gov
Phone: (707) 263-2221



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: January 30, 2018

TO: Mark Roberts, Associate Planner

FROM: Tina Dawn-Rubin, Environmental Health Aide

RE: GPAP 17-01; RZ 17-01; PM 17-01; IS 17-31

APN: 013-028-81 & 013-028-82 (Rezoning and Parcel Split)

RECEIVED

FEB 02 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

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

A site evaluation will need to be completed in the area of the proposed parcels three and four to determine if the soil is suitable for an On-site Wastewater Treatment System (OWTS). The applicant must apply for an OWTS permit before Environmental Health can sign-off an approval for any building permit applications on the two new proposed parcels.

The Environmental Health Division has no concerns at this time regarding the rezoning of the parcels.

LAKE COUNTY AIR QUALITY MANAGEMENT DISTRICT

2617 South Main Street
Lakeport, CA 95453
Phone (707) 263-7000
Fax (707) 263-0421



Douglas G. Gearhart
Air Pollution Control Officer
doug@lcaqmd.net

-MEMORANDUM-

RECEIVED

To: Mark Roberts, Associate Planner
Lake County Community Development Dept.

DATE: January 30, 2018
FEB 14 2018

FROM: Van Tsan, AQE

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

SUBJECT: Richard & Whitney Brand *** APN 031-028-81, 031-028-82 *** GPAP 17-01, RZ 17-01, PM 17-01 & IS 17-31 *** RL-RR-SC-WW *** General Plan Amendment and Rezone 013-028-8 to RR-SC-WW and 013-028-82 to RR-WW

The applicant is requesting approval of a General Plan Amendment and Rezone two parcels. APN 013-028-81 totals approximately 30 acres to be divided into four parcels ranging in size from approximately 5 to 9.5 acres served by current and proposed onsite sewage disposal systems and wells. An encroachment is proposed off of St. Hwy 29 with a 40 ft. wide access easement for the four new parcels. Existing 40 ft. wide easement may cross Bullion Creek. Both of the original parcels have existing single-family dwellings, vineyards, and a pond. A PG&E pole line easement crosses proposed parcel 3 and 2.

Splitting the current parcel does not pose a significant impact on air quality, however, the review request mentions promoting future rural residential development. The applicant should be aware of requirements for surfacing and construction phase dust controls.

Adequate dust controls should be required for active construction and exposed surfaces should be stabilized to prevent dust generation. There are many residences in close proximity to the property. Any development should be done with measures in place to avoid impacting these populations.

Vegetative waste from property development activities should be composted or chipped as a means of disposal. The District recommends that removed vegetation be chipped and spread for ground cover and erosion control. Site development and vegetation disposal shall not create nuisance odors, smoke or dust. Burning is discouraged, but if no other alternative is available, a Smoke Management Plan will be required from the District and local fire agency.

With Use Permit conditions addressing the above recommended mitigation measures

Mark Roberts, Associate Planner

1/30/2018

and concerns during the construction phase and long term, the District supports a Mitigated Negative Declaration for this project.

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA
COLUSA
LAKE
HUMBOLDT
MENDOCINO
MARIN
DEL NORTE
SANTA CLAY
SANTA CRUZ
SOLANO
SONOMA
YOLLO
SAN FRANCISCO
SAN MATEO
SANTA CLAY
SANTA CRUZ
SOLANO
SONOMA
YOLLO
SAN BENITO
NAPA
MONTREY

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
<http://www.sonoma.edu/nwic>

RECEIVED

File No.: 17-1895

FEB 07 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Mark Roberts, Project Planner
Lake County
Community Development Department
255 N. Forbes Street
Lakeport, CA 95453

re: GPAP 17-01, RZ 17-01, PM 17-01, & 17-31 / 23987 Hwy 29, Middletown / Richard & Whitney Brand

Dear Mark Roberts,

Records at this office were reviewed to determine if this project could adversely affect cultural resources. Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.

Project Description: The applicant is requesting approval of a General Plan Amendment, and Rezone. The applicant is also requesting a Parcel Map on APN: 013-028-81.

Previous Studies:

XX This office has no record of any previous cultural resource studies for the proposed project area (see recommendation below).

Archaeological and Native American Resources Recommendations:

XX The proposed project area has the possibility of containing unrecorded archaeological site(s). A study is recommended prior to commencement of project activities.

XX We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

Built Environment Recommendations:

XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Lake County conduct a formal CEQA evaluation.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at <http://www.chrisinfo.org>. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions please give us a call (707) 588-8455.

Sincerely,

A handwritten signature in dark ink, appearing to read "Brian Denham", written in a cursive style.

Brian Denham
Researcher

Mark Roberts

From: Northwest Information Center <nwic@sonoma.edu>
Sent: Wednesday, February 7, 2018 10:29 AM
To: Mark Roberts
Subject: Re: Request for Review (RFR), Use Permit, UP 18-01

Good morning,

Thank you for your request. We have added it to our queue and we will be in touch if any questions arise. Please contact us via email (nwic@sonoma.edu) or at 707.588.8455 if you need to follow-up regarding this request.

Your record search has been assigned NWIC File#: 17-1996

Thanks,

Blake Brown

Northwest Information Center

150 Professional Center Dr., Suite E, Rohnert Park, CA 94928

T: (707) 588-8455

nwic@sonoma.edu

www.sonoma.edu/nwic

From: Mark Roberts <Mark.Roberts@lakecountycalifornia.gov>
Sent: Tuesday, February 6, 2018 3:25 PM
To: Northwest Information Center; helpline@arb.ca.gov; R2CEQA@wildlife.ca.gov; chris.vallerga@fire.ca.gov; Kelsey.Vella@wildlife.ca.gov; pscott@kelseyvillefire.com; pb568kfd@yahoo.com; ron.parsons@parks.ca.gov; Ryan_olah@fws.gov; melissa.m.france@usace.army.mil
Subject: Request for Review (RFR), Use Permit, UP 18-01

Hello,

Please review the above RFR Project Packet for comments and/or concerns. If you have any questions, please let me know.

Project Summary:

The applicant is requesting approval of a Major Use Permit (UP 18-01) to construct an 85 foot tall unmanned monopine communication facility that would be able to accommodate up to four (4) wireless communication carriers, each carrier would be able to lease an area approximately 300 (12' X 25") square feet in size. The proposed monopine communication facility would allow up to four (4) - 36 panel antennas, each approximately 8' X 18"; and up to eight (8) microwave dish antennas, approximately 36".

The proposed facility and supporting ground equipment, including the carriers leased area would be contained within a leased area approximately 2,500 (50' X 50') square feet in size and would be fenced in with a six (6) foot chain link fence. The project parcel is currently accessible from an existing access easement off of Tenino Way that ranges from 7' 9" to 10' feet in width. Please refer to attachments for specifics.

Mark Roberts - Associate Planner

*Lake County – Community Development Department
255 N. Forbes Street, Lakeport, CA 95453
County Website: www.lakecountyca.gov*

Lake County California Information Portal

Official County of Lake government information portal.

[Read more...](#)

Phone: (707) 263-2221



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

REC'D APR 18 2018

DISTRIBUTION DATE: April 12, 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
☒ @ CA FISH & WILDLIFE
☒ @ FISH & WILDLIFE SVC
☒ @ FIRE DIST: South Lake
☒ @ HEALTH DEPARTMENT
☐ HERITAGE COMMISSION

☐ 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
☒ @ Koi Nation
☒ @ Middletown Rancheria
☒ @ Robinson Rancheria
☒ @ Scotts Valley Band of Pomo
☒ @ Upper Lake Habematolel
☐ US FOREST SVC
☐ LAKE CO. ADMIN
☐ LUCERNE ELEMENTARY SD
☐ WASTE DISPOSAL
☒ @ WATER RESOURCES
☐ OTHER:

FROM: Mark Roberts; Associate Planner
REQUEST: GPAP 17-01, RZ 17-01, PM 17-01 & IS 17-31.
APPLICANT/OWNER: Richard & Whitney Brand; PO BOX 741, Middletown, CA 95461.
APN: 013-028-81 & 013-028-82
LOCATION: 23987 & 24073 State Highway 29, Middletown, CA 954561.
ZONING: "RL-RR-SC-WW" Rural Lands - Rural Residential - Scenic Combining -
Waterway
GENERAL PLAN: Rural Lands - Rural Residential - Resource Conservation
PARCEL SIZE: 013-028-81 is approximately 30 acres.
013-028-82 is approximately 45 acres.

Please advise us if additional information is needed, which permits are required from your agency, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared. 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 April 30, 2018. Thank you.

PROPOSAL: The applicant is requesting approval of a General Plan Amendment, and Rezone The applicant is also requesting a Parcel Map on APN: 013-028-81.

- Currently, parcel number 013-028-81 contains approximately 10.85 acres of "RR" zoning and approximately 18.50 acres of "RL" zoning with a General Plan Designation of "RL-RR-RC" and is proposed to be rezoned from "RL-SC-WW" to "RR-SC-WW" with a General Plan Amendment of "RR-RC".
- Currently, parcel number 013-028-82 contains approximately 3.81 acres of "RR" zoning and approximately 41.25 acres of "RL" zoning with a General Plan Designation of "RL-RC-RR" and 013-028-82 is proposed to be rezoned from "RL-WW" to "RR-WW" with a General Plan Amendment of "RR-RC".

- APN 013-028-81 which totals approximately thirty (30) acres is proposed to be divided into four (4) parcels ranging in size from approximately 5 to 9.5 acres, served by current and proposed onsite sewage disposal systems and well(s).
- Encroachment is proposed off of State Highway 29. A 40 foot wide access easement is proposed for parcels 1, 2, 3 and 4. An existing 40 foot wide easement is onsite and may cross Bullion Creek.
- Proposed parcels, 1 and 2 are developed with single-family dwellings with several vineyards and a pond.
- PG&E Pole Line Easement crosses proposed Parcel 3 and a portion of Parcel 2.
- The parcel (013-028-81) has a gated entrance.

COMMENTS: See comments attached. Check zoning Map for
zoning designation? Will need a fifty foot wide road & PUE dedication.

NAME Nolan Heggett DATE 4/18/18

@ Supervisorial Dist. 1: Moke Simon

cc:

Other:

☐

Sierra Club

☐

HOA

☐

Audubon
Society

☐

Farm Bureau/etc. (RFR
Only)

Comments

1/2

1) Will need a prelim. title report to confirm easements, etc, are shown on map.

See Sheet 2 * 2) A fifty foot wide public roadway & public utility easement will need to be dedicated from Hwy 29 entrance to the westerly line of the property to provide public access to the remaining lands of Brand. Each proposed parcel will have adequate frontage for approved driveway access. The centerline alignment will be curvilinear to meet Gwyty standards. I'll defer to Caltrans & DPW Roads to see if the existing 20 foot wide entrance will be adequate. Robert's Road is a publicly dedicated road & PUE so this dedication will need to tie into it. An approved turnaround will be required at the westerly end of the road on Parcel Three, and turnouts may be required per Caltrans.

Any improvements to the existing road as well as an approximate elevation at the entrance at Hwy 29 should be noted on map. Any portions of the existing road at 15% or greater should be noted.

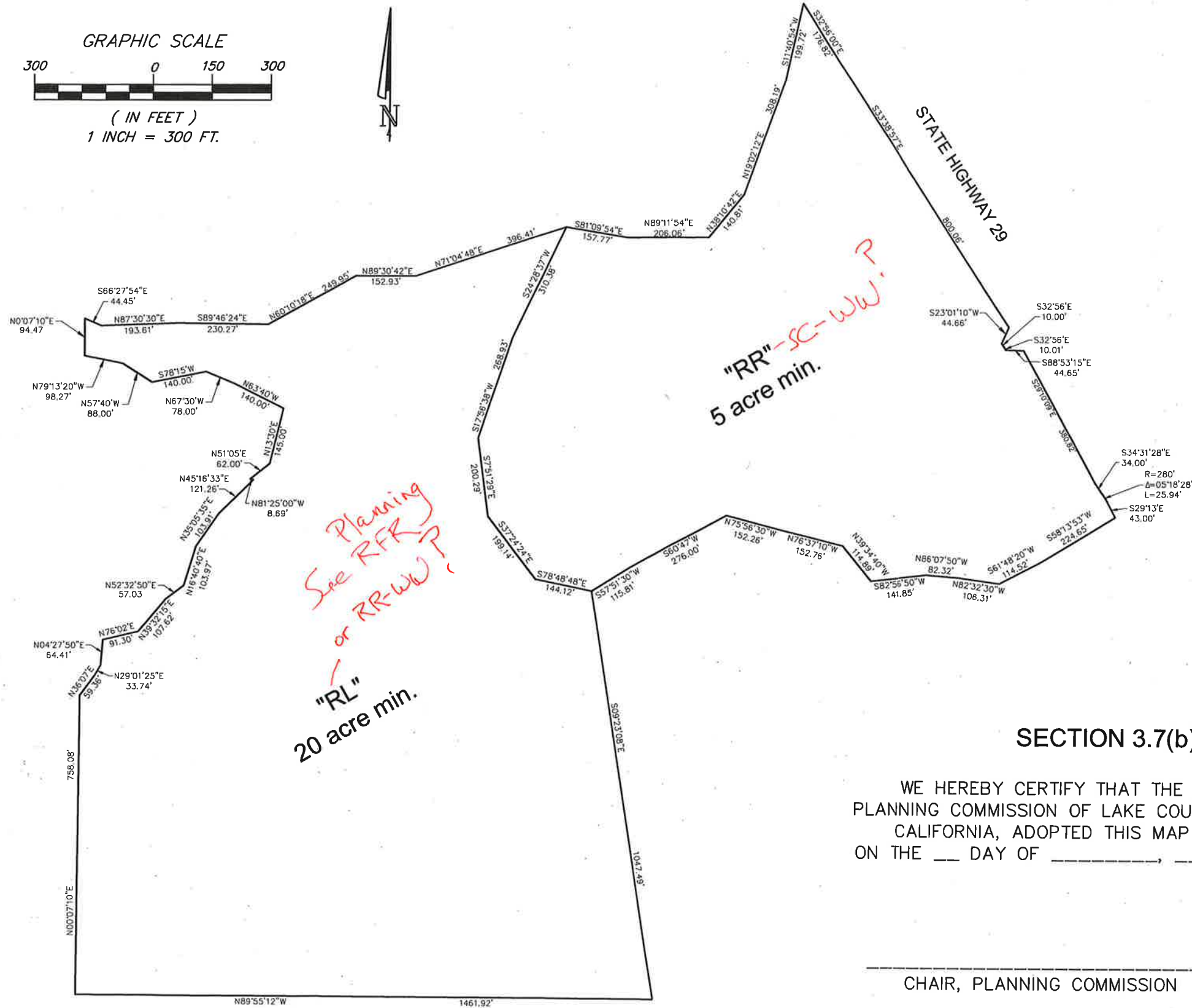
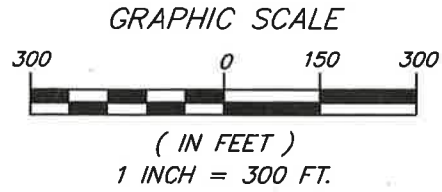
3) I'll defer to EIT on the idea of Parcels One & Two sharing the well on the neighboring parcel as it's the current situation - not sure about the other two parcels. Easements for the waterlines will need to be created where necessary, if each parcel doesn't have it's own onsite source. * Any public utilities not contained in the dedicated roadways will need PUE's shown with an approved width. Areas subject to flooding should be noted as well as a note stating that requirements for "Fire Protection Standards for Lake County" will be met.
* consult with PUE for particulars

4) I'll need 'calc' sheets for gross & net areas. Driveways and bldg. envelopes should be shown.

- 5) Drainage, surface improvements, etc. are addressed in the BMP Note on the map. I'm not sure what "water distribution requirements" by the RWQCB are - I'll defer to Water Resources for that. Depending on the amount of grading for road improvements, drainage or building I'll defer to Planning & Building regarding a soils report.
- 6) A road name will be required on the tent. map that will be approved by County Surveyor.
- 7) Monuments set at all property corners subject to approval of County Surveyor, and at property line intersections at right of way, and right of way curve points.

Gordon Hegitt
4/18/18

*2) If this is being proposed as a 'gated community' there are additional issues to consider: 1) Roberts Road cannot be gated off - any gates will have to be outside this road dedication. An approved turnaround will be needed by the gate for traffic to get onto Hwy 29. Also, there's a recorded easement to the ownership of APN 013-028-53 and existing roads that appear to serve the Brand's remaining ownership and possibly others. Placing a gate at the entrance could pose an issue with the neighbors. The roadway dedication is set up differently for a 'gated community' and this may impact future development of adjoining including Brand. At the very least, Brand will want to reserve easements upon sale of the parcels to guarantee continued access from remaining lands to 29.



ZONING MAP OF THE LANDS OF BRAND

COUNTY OF LAKE, STATE OF CALIFORNIA

BY
ALBION SURVEYS, INC.
ST. HELENA, CALIFORNIA



JUNE 19, 2014

Being a portion of Sec _____
Callaguni Rancho as described in
Doc #s _____ 2014015803 & 2014015804

RECEIVED
SEP 26 2017
LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Revised 4/18/18

EXHIBIT "A" SECTION 3.7(b)1. OF ORDINANCE 6012

WE HEREBY CERTIFY THAT THE
PLANNING COMMISSION OF LAKE COUNTY,
CALIFORNIA, ADOPTED THIS MAP
ON THE ___ DAY OF _____, ____

CHAIR, PLANNING COMMISSION

Secretary, Planning Commission

WE HEREBY CERTIFY THAT THIS
MAP CONSTITUTES SECTION 3.7(b)1. _____, OF
ORDINANCE 1602 OF LAKE COUNTY, CALIFORNIA
AND THAT SECTION WAS ADOPTED BY
ORDINANCE _____, PASSED
ON THE ___ DAY OF _____, ____

CHAIR, BOARD OF SUPERVISORS

clerk to the Board of Supervisors

Mark Roberts

From: Fahmy Attar <fahmya@lcaqmd.net>
Sent: Thursday, August 8, 2019 5:43 PM
To: Mark Roberts
Subject: Re: Revised RFR and Proposed Parcel Map for commenting
Importance: High

Mark,

The site projects seems to not pose an air quality impact given it is a simple rezone with no associated activity.

Best,

Fahmy Attar
Air Quality Engineer
Lake County Air Quality Management District
2617 S. Main Street, Lakeport, CA, 95453
(707) 263-7000 | fahmya@lcaqmd.net

On Aug 7, 2019, at 8:49 AM, Mark Roberts <Mark.Roberts@lakecountyca.gov> wrote:

Good Morning Fellow Agencies,

Please review the revised/updated Tentative Parcel Map dated July 30, 2019 for commenting and/or concerns. The original RFF was sent out on April 13, 2018. The applicant is requesting approval of a General Plan Amendment, Rezone and Parcel Map for the following: 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 **Tuesday, August 20, 2019**. Thank you.

General Plan Amendment & Rezone:

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Parcel Map:

- APN 013-028-81 which totals approximately thirty (30) acres is proposed to be divided into four (4) parcels ranging in size from approximately 5 to 10 acres.
 - Parcel One would be approximately 10.02 acres in size
 - Parcel Two would be approximately 5 acres in size
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Mark Roberts – Senior Planner

*Lake County – Community Development Department
255 N. Forbes Street, Lakeport, CA 95453
County Website: www.lakecountyca.gov
Phone: (707) 263-2221*

<Revised Parcel Map Brand Family.jpg><RFR DRAFT BRAND Aug. 7 2019.pdf>

Mark Roberts

From: Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>
Sent: Wednesday, August 7, 2019 3:42 PM
To: Mark Roberts
Cc: Bertelli, Greg@CALFIRE; Hannan, Jake@CALFIRE
Subject: Re: Revised RFR and Proposed Parcel Mao for commenting

Good afternoon Mark. CAL FIRE has no comments on this proposed lot split request. Sincerely, Mike

Mike Wink

**Battalion Chief
Middletown Battalion**

CAL FIRE

**Sonoma - Lake - Napa Unit
21095 Hwy 175 - P.O.Box 1360
Middletown, Ca. 95461
Office: 707.987-3089 ext 3
Cell: 707.889.4225
Fax: 707.987.9478
Email Mike.Wink@fire.ca.gov**

From: Mark Roberts <Mark.Roberts@lakecountyca.gov>
Sent: Wednesday, August 7, 2019 8:49:04 AM
To: Gearhart, Doug@lcaqmd <doug@lcaqmd.net>; Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>
Subject: Revised RFR and Proposed Parcel Mao for commenting

Warning: this message is from an external user and should be treated with caution.
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Mark Roberts – Senior Planner

Lake County – Community Development Department
255 N. Forbes Street, Lakeport, CA 95453
County Website: www.lakecountyca.gov
Phone: (707) 263-2221

Mark Roberts

From: Yuliya Osetrova
Sent: Wednesday, August 7, 2019 12:06 PM
To: Mark Roberts
Subject: RE: Revised RFR and Proposed Parcel Mao for commenting

Mark,
No comments/concerns for the project at the time,
Best,

Yuliya Osetrova
Water Resources Engineer III
Lake County Water Resources Department
(707) 263-2344

From: Mark Roberts
Sent: Wednesday, August 07, 2019 8:49 AM
To: Doug Gearhart <doug@lcaqmd.net>; Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; mike.wink@fire.ca.gov; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>
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Importance: High

Good Morning Fellow Agencies,

Please review the revised/updated Tentative Parcel Map dated July 30, 2019 for commenting and/or concerns. The original RFF was sent out on April 13, 2018. The applicant is requesting approval of a General Plan Amendment, Rezone and Parcel Map for the following: 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 **Tuesday, August 20, 2019**. Thank you.

General Plan Amendment & Rezone:

- Currently, parcel number 013-028-81 contains approximately 10.85 acres of "RR" zoning and approximately 18.50 acres of "RL" zoning with a General Plan Designation of "RL-RR-RC" and is proposed to be rezoned from "RL-SC-WW" to "RR-SC-WW" with a General Plan Amendment of "RR-RC".
- Currently, parcel number 013-028-82 contains approximately 3.81 acres of "RR" zoning and approximately 41.25 acres of "RL" zoning with a General Plan Designation of "RL-RC-RR" and 013-028-82 is proposed to be rezoned from "RL-WW" to "RR-WW" with a General Plan Amendment of "RR-RC".

Parcel Map:

- APN 013-028-81 which totals approximately thirty (30) acres is proposed to be divided into four (4) parcels ranging in size from approximately 5 to 10 acres.
 - Parcel One would be approximately 10.02 acres in size
 - Parcel Two would be approximately 5 acres in size
 - Parcel Three would be 8.40 acres in size
 - Parcel Four would be approximately 5.93 acres in size
- The proposed encroachment is located off of State Highway 29.
- A 40 foot wide access easement is proposed for parcels 1, 2, 3 and 4.
- The project parcels are served by existing and proposed onsite sewage disposal systems and well(s).
- The project parcels have an existing gated entrance.

Mark Roberts – Senior Planner

*Lake County – Community Development Department
255 N. Forbes Street, Lakeport, CA 95453
County Website: www.lakecountyca.gov
Phone: (707) 263-2221*

Mark Roberts

From: Lamont Brown <l.brown.elem@gmail.com>
Sent: Monday, January 29, 2018 10:18 AM
To: Mark Roberts
Cc: k.kennedy@elemindiancolony.org
Subject: RE: Request for review (RFR) for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31

I have reviewed your project proposal and do to the location of the project, it is located in Middletown Rancherias Cultural area, so since it is located out side of the Elem Indian Colony's cultural area, We have no concerns at this time.

Lamont Brown
Environmental Cultural Specialist
Elem Indian Colony
C: 707-295-1492
L.brown,elem@gmail.com

From: Mark Roberts [mailto:Mark.Roberts@lakecountycal.gov]
Sent: Thursday, January 25, 2018 1:22 PM
To: sryan@big-valley.net; 'bbrown@big-valley.net' <bbrown@big-valley.net>; cww281@gmail.com; l.brown.elem@gmail.com; a.garcia@elemindiancolony.org; kkarolaepa@gmail.com; aarroyosr@hpultribe-nsn.gov; lrosas@hpultribe-nsn.gov; kn@koination.com; rpeterson@middletownrancheria.com; jsimon@middletownrancheria.com; jlord@middletownrancheria.com; slreyes@middletownrancheria.com; btorres@middletownrancheria.com; speterson@middletownrancheria.com; admin@rvrpomo.net; drogers@robinsonrancheria.org; mschaver@robinsonrancheria.org; lrenia.quitiquit@sv-nsn.gov; tmartin@hpultribensn.gov; Moke Simon <Moke.Simon@lakecountycal.gov>; kn@koination.com
Subject: Request for review (RFR) for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31

Hi Tribal Members,

Please review the above Request for Review Packet for the following proposed project and if you have any questions and/or concerns please let me know.

Project Summary:

The applicant is requesting approval of a General Plan Amendment, and Rezone The applicant is also requesting a Parcel Map on APNAPN: 013-028-81.

- Currently, parcel number 013-028-81 contains approximately 10.85 acres of "RR" zoning and approximately 18.50 acres of "RL" zoning with a General Plan Designation of "RL-RR-RC" and is proposed to be rezoned from "RL-SC-WW" to "RR-SC-WW" with a General Plan Amendment of "RR-RC".
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- Proposed parcels, 1 and 2 are developed with single-family dwellings with several vineyards and a pond.
- PG&E Pole Line Easement crosses proposed Parcel 3 and a portion of Parcel 2.

- The parcel (013-028-81) has a gated entrance.

Mark Roberts – Associate Planner

*Lake County – Community Development Department
255 N. Forbes Street, Lakeport, CA 95453
County Website: www.lakecountyca.gov
Phone: (707) 263-2221*

Mark Roberts

From: Stephanie Reyes <slreyes@middletownrancheria.com>
Sent: Saturday, January 27, 2018 10:57 AM
To: Mark Roberts
Subject: Re: Request for review (RFR) for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31

Mark,

Thank you for providing notice RFR for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31. We have cultural sensitive areas within the proposed properties. Can you please put a condition on the permit that states; "In the event any commercial development occurs the applicant will be required to engage with the Middletown Rancheria for preservation and protection of cultural resources and sites"?

Stephanie L. Reyes
Tribal Historic Preservation Officer
Middletown Rancheria

P.O. Box 1035
Middletown, CA 95461
Office (707) 987-3670 ext 115
Fax (707) 987-9091
Cell (707) 349-1772

slreyes@middletownrancheria.com

"Culture shouldn't change to adapt to our life styles...our life styles should change to adapt to Culture" - Preservation

On Thu, Jan 25, 2018 at 1:22 PM, Mark Roberts <Mark.Roberts@lakecountyca.gov> wrote:

Hi Tribal Members,

Please review the above Request for Review Packet for the following proposed project and if you have any questions and/or concerns please let me know.

Project Summary:

The applicant is requesting approval of a General Plan Amendment, and Rezone The applicant is also requesting a Parcel Map on APNAPN: 013-028-81.

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- The parcel (013-028-81) has a gated entrance.

Mark Roberts – Associate Planner

Lake County – Community Development Department

255 N. Forbes Street, Lakeport, CA 95453

County Website: www.lakecountyca.gov

Phone: [\(707\) 263-2221](tel:(707)263-2221)

Mark Roberts

CALTrans

From: Carstensen, David M@DOT <dave.carstensen@dot.ca.gov>
Sent: Monday, February 5, 2018 7:57 AM
To: Mark Roberts
Subject: RE: Request for review (RFR) for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31

Mark:

Per our phone conversation, no major concerns, going from 2 to 4 rural lots, no commercial or significant increase in use, no new access proposed to SR 29.

Thanks

Dave

From: Mark Roberts [mailto:Mark.Roberts@lakecountyca.gov]
Sent: Thursday, January 25, 2018 1:21 PM
To: Vallerger, Chris@CALFIRE <Chris.Vallerger@fire.ca.gov>; Bertelli, Greg@CALFIRE <Greg.Bertelli@fire.ca.gov>; County Ag Commissioner, Lake <steven.hajik@lakecountyca.gov>; Gearhart, Doug@lcaqmd <doug@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Todd Mansell <Todd.Mansell@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Carstensen, David M@DOT <dave.carstensen@dot.ca.gov>; Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>; Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>; Jill Shaul <Jill.Shaul@lakecountyca.gov>; Munch, Dave@CALFIRE <Dave.Munch@fire.ca.gov>; Richard Ford <Richard.Ford@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Brian Lee <Brian.Lee@lakecountyca.gov>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; spekaj@dow-associates.com; Phil Moy <Phil.Moy@lakecountyca.gov>; nwc@sonoma.edu; RLK7@pge.com; Elizabeth Knight <lizk@lcaqmd.net>; Dean Eichelmann <Dean.Eichelmann@lakecountyca.gov>; centralvalleysac@waterboards.ca.gov; Ryan_Olah@fws.gov; melissa.m.france@usace.army.mil; Moke Simon <Moke.Simon@lakecountyca.gov>
Subject: Request for review (RFR) for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31

Hi All,

Please review the above Request for Review Packet for the following proposed project and if you have any questions and/or concerns please let me know.

Project Summary:

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- The parcel (013-028-81) has a gated entrance.

Mark Roberts – Associate Planner

Lake County – Community Development Department
255 N. Forbes Street, Lakeport, CA 95453
County Website: www.lakecountyca.gov
Phone: (707) 263-2221



YOCHA DEHE
CULTURAL RESOURCES

May 8, 2018

RECEIVED

MAY 14 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT

County of Lake
Attn: Mark Roberts, Associate Planner
255 N. Forbes Street
Lakeport, CA 95453

RE: Brand Property Rezone Project

Dear Mr. Roberts:

Thank you for your project notification letter dated, April 12, 2018, regarding cultural information on or near the proposed Brand Property Rezone Project, Middletown, Lake County. We appreciate your effort to contact us.

The Cultural Resources Department has reviewed the project and concluded that it is not within the aboriginal territories of the Yocha Dehe Wintun Nation. Therefore, we respectfully decline any comment on this project.

Should you have any questions, please feel free to contact the following individual:

Reimann Rouse, GIS Analyst
Yocha Dehe Wintun Nation
Office: (530) 723-2805
Email: rrouse@yochadehe-nsn.gov

Please refer to identification number YD - 04262018-02 in any correspondence concerning this project.

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

Sincerely,

Marilyn Delgado
Director of Cultural Resources

Yocha Dehe Wintun Nation

PO Box 18 Brooks, California 95606 p) 530.796.3400 f) 530.796.2143 www.yochadehe.org

Mark Roberts

From: Vallerger, Chris@CALFIRE <Chris.Vallerger@fire.ca.gov>
Sent: Thursday, April 12, 2018 2:31 PM
To: Mark Roberts
Subject: Re: revised Request for review (comments & concerns)

I will take a look at this tonight and get you a response by Monday.

CV

Chris A. Vallerger

Fire Captain

California Department of Forestry and Fire Protection

Sonoma-Lake-Napa Unit

21095 State Highway 175

Middletown, CA 94561

(707) 533-7129 Cell

(707) 987-3089 x2 Office

chris.vallerger@fire.ca.gov

From: Mark Roberts <Mark.Roberts@lakecountyca.gov>
Sent: Thursday, April 12, 2018 2:08:55 PM
To: Vallerger, Chris@CALFIRE
Subject: revised Request for review (comments & concerns)

Hi Chris,

I can't remember if I received any comment for Cal fire requirements. Please review the above attachment for a parcel map and rezone. When commenting, please be as detailed as possible for each requirement they must meet. If you have any questions, let me know. Thank you

[We also need to know in detail if the proposal will meet Gov't Code 66474.02 findings.](#)

Before approving a tentative map, or a parcel map for which a tentative map was not required, for an area located in a state responsibility area or a very high fire hazard severity zone, as both are defined in [Section 51177](#), a legislative body of a county shall, except as provided in subdivision (b), make the following three findings:

(1) A finding supported by substantial evidence in the record that the design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any applicable regulations adopted by the State Board of Forestry and Fire Protection pursuant to [Sections 4290 and 4291 of the Public Resources Code](#).

(2) A finding supported by substantial evidence in the record that structural fire protection and suppression services will be available for the subdivision through any of the following entities:

- (A) A county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity.
- (B) The Department of Forestry and Fire Protection by contract entered into pursuant to [Section 4133](#), [4142](#), or [4144 of the Public Resources Code](#).

(3) A finding that to the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to [Section 4290 of the Public Resources Code](#) and any applicable local ordinance.

- *(b)(1) Subdivision (a) does not apply to the approval of a tentative map, or a parcel map for which a tentative map was not required, that would subdivide land identified in the open space element of the general plan for the managed production of resources, including, but not limited to, forest land, rangeland, agricultural land, and areas of economic importance for the production of food or fiber, if the subdivision is consistent with the open space purpose and if, for the subdivision of land that would result in parcels that are 40 acres or smaller in size, those parcels are subject to a binding and recorded restriction prohibiting the development of a habitable, industrial, or commercial building or structure. All other structures shall comply with defensible space requirements described in Section 51182 of this code or Section 4291 of the Public Resources Code.*
- *(2) Any later approval to remove a binding restriction placed as a condition of a tentative map, or a parcel map for which a tentative map was not required, that would allow the development of a building or structure for a parcel that has previously been exempted from the requirements of subdivision (a) pursuant to paragraph (1) of this subdivision shall be subject to the requirements of subdivision (a).*
- *(c) This section shall not supersede regulations established by the State Board of Forestry and Fire Protection or local ordinances that provide equivalent or more stringent minimum requirements than those contained within this section.*

Thank you Chris

Mark

Mark Roberts – Associate Planner

Lake County – Community Development Department
255 N. Forbes Street, Lakeport, CA 95453
County Website: www.lakecountyca.gov
Phone: (707) 263-2221

Mark Roberts

From: Mark Roberts
Sent: Thursday, April 12, 2018 2:56 PM
To: 'Sarah Ryan'; 'bbrown@big-valley.net'; 'cww281@gmail.com'; 'l.brown.elem@elemindiancolony.org'; 'a.garcia@elemindiancolony.org'; 'kkarolaepa@elemindiancolony.org'; 'kkarolaepa@gmail.com'; 'aarroyosr@hpultribe-nsn.gov'; 'lrosas@hpultribe-nsn.gov'; 'kn@koination.com'; 'rpeterson@middletownrancheria.com'; 'jllord@middletownrancheria.com'; 'slreyes@middletownrancheria.com'; 'BTorres@middletownrancheria.com'; 'speterson@middletownrancheria.com'; 'admin@rvrpomo.net'; 'drogers@robinsonrancheria.org'; 'irenia.quitiquit@sv-nsn.gov'; 'tmartin@hpultribe-nsn.gov'; 'lbill@yochadehe-nsn.gov'; 'rrouse@yochadehe-nsn.gov'
Subject: SB 18 Tribal Consultation Request for GPAP 17-01; Rezone 17-01, PM 17-01 and IS 17-31
Attachments: Project Decsription.pdf; Proposed Rezone Map.pdf; Brand Project Site Map.pdf; Proposed Parcel map.pdf; SB 18 Tribal Consultation Form.pdf

Dear Tribal Representative:

The Lake County Community Development Department is initiating contact with your tribe regarding a request for consultation regarding the land use proposal described below. This consultation is triggered under the provisions of Senate Bill 18 which requires local governments to seek consultation with recognized tribal groups in the vicinity of the proposed project. Please review the enclosed materials for additional detail and feel free to contact County staff if you have any additional questions regarding this proposal. The information provided on this form is general and summary in nature. Please review the additional information included with this emailing and contact the Department or the project planner for more detail if needed.

Please see attachment for details and if you have any questions, please let me know. Have a great day and thank you!

mark

Mark Roberts – Associate Planner

Lake County – Community Development Department
255 N. Forbes Street, Lakeport, CA 95453
County Website: www.lakecountycalifornia.gov
Phone: (707) 263-2221

Mark Roberts

Koi Nation

From: Dino Beltran <dbeltran@koination.com>
Sent: Thursday, January 25, 2018 6:21 PM
To: Mark Roberts
Cc: KN@KoiNation
Subject: Re: Request for review (RFR) for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31

Hello, we are not interested in this project.

Dino

Sent from my iPhone

On Jan 25, 2018, at 1:22 PM, Mark Roberts <Mark.Roberts@lakecountyca.gov> wrote:

Hi Tribal Members,

Please review the above Request for Review Packet for the following proposed project and if you have any questions and/or concerns please let me know.

Project Summary:

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- PG&E Pole Line Easement crosses proposed Parcel 3 and a portion of Parcel 2.
- The parcel (013-028-81) has a gated entrance.

Mark Roberts - Associate Planner

*Lake County – Community Development Department
255 N. Forbes Street, Lakeport, CA 95453*

Mark Roberts

From: Jill Shaul
Sent: Friday, January 26, 2018 11:29 AM
To: Mark Roberts
Subject: RE: Request for review (RFR) for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31

Correct. The subject parcels are outside any Special Districts service areas.

Thanks again!

Jill Shaul, CTA
Customer Service Coordinator
jill.shaul@lakecountyca.gov
phone #263-0119
fax #263-3836

From: Mark Roberts
Sent: Friday, January 26, 2018 10:56 AM
To: Jill Shaul <Jill.Shaul@lakecountyca.gov>
Subject: RE: Request for review (RFR) for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31

I don't believe so, they are currently served by septic and well. I just wanted to make sure that you didn't have any concerns

From: Jill Shaul
Sent: Friday, January 26, 2018 10:55 AM
To: Mark Roberts <Mark.Roberts@lakecountyca.gov>
Subject: RE: Request for review (RFR) for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31

Mark,

The subject parcels are outside any Special Districts service areas. No impact.

Thank you!

Jill Shaul, CTA
Customer Service Coordinator
jill.shaul@lakecountyca.gov
phone #263-0119
fax #263-3836

From: Mark Roberts
Sent: Thursday, January 25, 2018 1:21 PM
To: chris.vallerga@fire.ca.gov; greg.bertelli@fire.ca.gov; Steven Hajik <Steven.Hajik@lakecountyca.gov>; Doug Gearhart <doug@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Todd Mansell <Todd.Mansell@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; dave_carstensen@dot.ca.gov; R2CEQA@wildlife.ca.gov; R2CEQA@wildlife.ca.gov; Jill Shaul <Jill.Shaul@lakecountyca.gov>; dave.munch@fire.ca.gov; Richard Ford <Richard.Ford@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Brian Lee <Brian.Lee@lakecountyca.gov>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; pekaj@dow-associates.com; Phil Moy

<Phil.Moy@lakecountyca.gov>; nwic@sonoma.edu; RLK7@pge.com; Elizabeth Knight <lizk@lcaqmd.net>; Dean Eichelmann <Dean.Eichelmann@lakecountyca.gov>; centralvalleysac@waterboards.ca.gov; Ryan_olah@fws.gov; melissa.m.france@usace.army.mil; Moke Simon <Moke.Simon@lakecountyca.gov>
Subject: Request for review (RFR) for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31

Hi All,

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Mark Roberts – Associate Planner

Lake County – Community Development Department
255 N. Forbes Street, Lakeport, CA 95453
County Website: www.lakecountyca.gov
Phone: (707) 263-2221



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

Telephone 707/263-2221 FAX 707/263-2225

DISTRIBUTION DATE: January 25, 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
☐ @ CA FISH & WILDLIFE
☐ @ FISH & WILDLIFE SVC
☐ @ FIRE DIST: South Lake
☐ @ HEALTH DEPARTMENT
☐ HERITAGE COMMISSION

☐ 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
☐ @ Koi Nation
☐ @ Middletown Rancheria
☐ @ Robinson Rancheria
☐ @ Scotts Valley Band of Pomo
☐ @ Upper Lake Habematolel
☐ US FOREST SVC
☐ LAKE CO. ADMIN
☐ LUCERNE ELEMENTARY SD
☐ WASTE DISPOSAL
☐ @ WATER RESOURCES
☐ OTHER:

FROM: Mark Roberts; Associate Planner
REQUEST: GPAP 17-01, RZ 17-01, PM 17-01 & IS 17-31.
APPLICANT/OWNER: Richard & Whitney Brand; PO BOX 741, Middletown, CA 95461.
APN: 013-028-81 & 013-028-82
LOCATION: 23987 & 24073 State Highway 29, Middletown, CA 954561.
ZONING: "RL-RR-SC-WW" Rural Lands – Rural Residential – Scenic Combining -
Waterway
GENERAL PLAN: Rural Lands – Rural Residential - Resource Conservation
PARCEL SIZE: 013-028-81 is approximately 30 acres.
013-028-82 is approximately 45 acres.

*Please advise us if additional information is needed, which permits are required from your agency, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared. 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 **Thursday, February 8, 2018**. Thank you.*

PROPOSAL: The applicant is requesting approval of a General Plan Amendment, and Rezone The applicant is also requesting a Parcel Map on APN: 013-028-81.

- Currently, parcel number 013-028-81 contains approximately 10.85 acres of "RR" zoning and approximately 18.50 acres of "RL" zoning with a General Plan Designation of "RL-RR-RC" and is proposed to be rezoned from "RL-SC-WW" to "RR-SC-WW" with a General Plan Amendment of "RR-RC".
- Currently, parcel number 013-028-82 contains approximately 3.81 acres of "RR" zoning and approximately 41.25 acres of "RL" zoning with a General Plan Designation of "RL-RC-RR" and 013-028-82 is proposed to be rezoned from "RL-WW" to "RR-WW" with a General Plan Amendment of "RR-RC".

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FEB 08 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

- APN 013-028-81 which totals approximately thirty (30) acres is proposed to be divided into four (4) parcels ranging in size from approximately 5 to 9.5 acres, served by current and proposed onsite sewage disposal systems and well(s).
- Encroachment is proposed off of State Highway 29. A 40 foot wide access easement is proposed for parcels 1, 2, 3 and 4. An existing 40 foot wide easement is onsite and may cross Bullion Creek.
- Proposed parcels, 1 and 2 are developed with single-family dwellings with several vineyards and a pond.
- PG&E Pole Line Easement crosses proposed Parcel 3 and a portion of Parcel 2.
- The parcel (013-028-81) has a gated entrance.

COMMENTS:

No comments regarding building

NAME

M. Montana
@ Supervisorial Dist. 1: Moke Simon

DATE

2/8/18

cc:

Other:

☐

Sierra Club

☐

HOA

☐

Audubon
Society

☐

Farm Bureau/etc. (RFR
Only)

Mark Roberts

From: Lars Ewing
Sent: Friday, January 26, 2018 9:52 AM
To: Mark Roberts
Subject: RE: Request for review (RFR) for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31

\$3,393.00 per parcel.

From: Mark Roberts
Sent: Thursday, January 25, 2018 2:57 PM
To: Lars Ewing <Lars.Ewing@lakecountyca.gov>
Subject: RE: Request for review (RFR) for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31

Hi Lars,

That is what I expected. What are the current fees in case thou ask

From: Lars Ewing
Sent: Thursday, January 25, 2018 2:25 PM
To: Mark Roberts <Mark.Roberts@lakecountyca.gov>
Cc: Kati Galvani <kati.Galvani@lakecountyca.gov>
Subject: RE: Request for review (RFR) for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31

Hi Mark,

This TPM appears to trigger Quimby fees, under Sec. 17-27A, for the creation of parcels three and four.

Lars Ewing
Public Services Director
County of Lake
707-262-1618

From: Mark Roberts
Sent: Thursday, January 25, 2018 1:21 PM
To: chris.vallerga@fire.ca.gov; greg.bertelli@fire.ca.gov; Steven Hajik <Steven.Hajik@lakecountyca.gov>; Doug Gearhart <doug@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Todd Mansell <Todd.Mansell@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; dave_carstensen@dot.ca.gov; R2CEQA@wildlife.ca.gov; R2CEQA@wildlife.ca.gov; Jill Shaul <Jill.Shaul@lakecountyca.gov>; dave.munch@fire.ca.gov; Richard Ford <Richard.Ford@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Brian Lee <Brian.Lee@lakecountyca.gov>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; spekaj@dow-associates.com; Phil Moy <Phil.Moy@lakecountyca.gov>; nwic@sonoma.edu; RLK7@pge.com; Elizabeth Knight <lizk@lcaqmd.net>; Dean Eichelmann <Dean.Eichelmann@lakecountyca.gov>; centralvalleysac@waterboards.ca.gov; Ryan_olah@fws.gov; melissa.m.france@usace.army.mil; Moke Simon <Moke.Simon@lakecountyca.gov>
Subject: Request for review (RFR) for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31

Hi All,

Please review the above Request for Review Packet for the following proposed project and if you have any questions and/or concerns please let me know.

Project Summary:

The applicant is requesting approval of a General Plan Amendment, and Rezone The applicant is also requesting a Parcel Map on APNAPN: 013-028-81.

- Currently, parcel number 013-028-81 contains approximately 10.85 acres of “RR” zoning and approximately 18.50 acres of “RL” zoning with a General Plan Designation of “RL-RR-RC” and is proposed to be rezoned from “RL-SC-WW” to “RR-SC-WW” with a General Plan Amendment of “RR-RC”.
- Currently, parcel number 013-028-82 contains approximately 3.81 acres of “RR” zoning and approximately 41.25 acres of “RL” zoning with a General Plan Designation of “RL-RC-RR” and 013-028-82 is proposed to be rezoned from “RL-WW” to “RR-WW” with a General Plan Amendment of “RR-RC”.
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- PG&E Pole Line Easement crosses proposed Parcel 3 and a portion of Parcel 2.
- The parcel (013-028-81) has a gated entrance.

Mark Roberts – Associate Planner

Lake County – Community Development Department
255 N. Forbes Street, Lakeport, CA 95453
County Website: www.lakecountyca.gov
Phone: (707) 263-2221



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: January 30, 2018

TO: Mark Roberts, Associate Planner

FROM: Tina Dawn-Rubin, Environmental Health Aide

RE: GPAP 17-01; RZ 17-01; PM 17-01; IS 17-31

APN: 013-028-81 & 013-028-82 (Rezoning and Parcel Split)

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LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

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

A site evaluation will need to be completed in the area of the proposed parcels three and four to determine if the soil is suitable for an On-site Wastewater Treatment System (OWTS). The applicant must apply for an OWTS permit before Environmental Health can sign-off an approval for any building permit applications on the two new proposed parcels.

The Environmental Health Division has no concerns at this time regarding the rezoning of the parcels.

Mark Roberts

From: Ryan Lewelling
Sent: Monday, February 5, 2018 5:14 PM
To: Mark Roberts
Subject: RE: Request for review (RFR) for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31

Mark,

This review of the Brand application involving APNs 013-028-811 and 013-028-820 has the following comments or related issues:

1. The full and correct parcel number for APN 013-028-81 is 013-028-811-000.
2. A property tax obligation remains unpaid on both parcels. This and the full estimated amount for the next tax year will need to be paid prior to the approval of a Parcel Map and subsequent issuing of new APNs.
3. Several easements affect these parcels as indicated on the tentative parcel map provided: 39 OR 266, 74 OR 212, 816 OR 338, 826 OR 23, and 1439 OR 644.

Please proceed accordingly.

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

From: Mark Roberts
Sent: Thursday, January 25, 2018 1:21 PM
To: chris.vallerga@fire.ca.gov; greg.bertelli@fire.ca.gov; Steven Hajik <Steven.Hajik@lakecountyca.gov>; Doug Gearhart <dougg@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Todd Mansell <Todd.Mansell@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Tina Rubin <Tina.Rubin@lakecountyca.gov>; dave_carstensen@dot.ca.gov; R2CEQA@wildlife.ca.gov; R2CEQA@wildlife.ca.gov; Jill Shaul <Jill.Shaul@lakecountyca.gov>; dave.munch@fire.ca.gov; Richard Ford <Richard.Ford@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Brian Lee <Brian.Lee@lakecountyca.gov>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; spekaj@dow-associates.com; Phil Moy <Phil.Moy@lakecountyca.gov>; nwic@sonoma.edu; RLK7@pge.com; Elizabeth Knight <lizk@lcaqmd.net>; Dean Eichelmann <Dean.Eichelmann@lakecountyca.gov>; centralvalleysac@waterboards.ca.gov; Ryan_olah@fws.gov; melissa.m.france@usace.army.mil; Moke Simon <Moke.Simon@lakecountyca.gov>
Subject: Request for review (RFR) for GPAP 17-01; RZ 17-01; PM 17-01 and IS 17-31

Hi All,

Please review the above Request for Review Packet for the following proposed project and if you have any questions and/or concerns please let me know.

Project Summary:

The applicant is requesting approval of a General Plan Amendment, and Rezone The applicant is also requesting a Parcel Map on APNAPN: 013-028-81.

- Currently, parcel number 013-028-81 contains approximately 10.85 acres of “RR” zoning and approximately 18.50 acres of “RL” zoning with a General Plan Designation of “RL-RR-RC” and is proposed to be rezoned from “RL-SC-WW” to “RR-SC-WW” with a General Plan Amendment of “RR-RC”.
- Currently, parcel number 013-028-82 contains approximately 3.81 acres of “RR” zoning and approximately 41.25 acres of “RL” zoning with a General Plan Designation of “RL-RC-RR” and 013-028-82 is proposed to be rezoned from “RL-WW” to “RR-WW” with a General Plan Amendment of “RR-RC”.

- APN 013-028-81 which totals approximately thirty (30) acres is proposed to be divided into four (4) parcels ranging in size from approximately 5 to 9.5 acres, served by current and proposed onsite sewage disposal systems and well(s).
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- The parcel (013-028-81) has a gated entrance.

Mark Roberts - Associate Planner

*Lake County – Community Development Department
255 N. Forbes Street, Lakeport, CA 95453
County Website: www.lakecountyca.gov
Phone: (707) 263-2221*

LAKE COUNTY AIR QUALITY MANAGEMENT DISTRICT

2617 South Main Street
Lakeport, CA 95453
Phone (707) 263-7000
Fax (707) 263-0421



Douglas G. Gearhart
Air Pollution Control Officer
doug@lcaqmd.net

-MEMORANDUM-

RECEIVED

To: Mark Roberts, Associate Planner
Lake County Community Development Dept.

DATE: January 30, 2018
FEB 14 2018

FROM: Van Tsan, AQE

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

SUBJECT: Richard & Whitney Brand *** APN 031-028-81, 031-028-82 *** GPAP 17-01, RZ 17-01, PM 17-01 & IS 17-31 *** RL-RR-SC-WW *** General Plan Amendment and Rezone 013-028-8 to RR-SC-WW and 013-028-82 to RR-WW

The applicant is requesting approval of a General Plan Amendment and Rezone two parcels. APN 013-028-81 totals approximately 30 acres to be divided into four parcels ranging in size from approximately 5 to 9.5 acres served by current and proposed onsite sewage disposal systems and wells. An encroachment is proposed off of St. Hwy 29 with a 40 ft. wide access easement for the four new parcels. Existing 40 ft. wide easement may cross Bullion Creek. Both of the original parcels have existing single-family dwellings, vineyards, and a pond. A PG&E pole line easement crosses proposed parcel 3 and 2.

Splitting the current parcel does not pose a significant impact on air quality, however, the review request mentions promoting future rural residential development. The applicant should be aware of requirements for surfacing and construction phase dust controls.

Adequate dust controls should be required for active construction and exposed surfaces should be stabilized to prevent dust generation. There are many residences in close proximity to the property. Any development should be done with measures in place to avoid impacting these populations.

Vegetative waste from property development activities should be composted or chipped as a means of disposal. The District recommends that removed vegetation be chipped and spread for ground cover and erosion control. Site development and vegetation disposal shall not create nuisance odors, smoke or dust. Burning is discouraged, but if no other alternative is available, a Smoke Management Plan will be required from the District and local fire agency.

With Use Permit conditions addressing the above recommended mitigation measures

Mark Roberts, Associate Planner

1/30/2018

and concerns during the construction phase and long term, the District supports a Mitigated Negative Declaration for this project.

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE

HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO

SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
<http://www.sonoma.edu/nwic>

RECEIVED

February 7, 2018

File No.: 17-1895

Mark Roberts, Project Planner
Lake County
Community Development Department
255 N. Forbes Street
Lakeport, CA. 95453

FEB 07 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

re: GPAP 17-01, RZ 17-01, PM 17-01, & 17-31 / 23987 Hwy 29, Middletown / Richard & Whitney Brand

Dear Mark Roberts,

Records at this office were reviewed to determine if this project could adversely affect cultural resources. **Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.**

Project Description: The applicant is requesting approval of a General Plan Amendment, and Rezone. The applicant is also requesting a Parcel Map on APN: 013-028-81.

Previous Studies:

XX This office has no record of any previous cultural resource studies for the proposed project area (*see recommendation below*).

Archaeological and Native American Resources Recommendations:

XX The proposed project area has the possibility of containing unrecorded archaeological site(s). A study is recommended prior to commencement of project activities.

XX We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

Built Environment Recommendations:

XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Lake County conduct a formal CEQA evaluation.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at <http://www.chrisinfo.org>. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions please give us a call (707) 588-8455.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Denham".

Brian Denham
Researcher

Mark Roberts

From: Northwest Information Center <nwic@sonoma.edu>
Sent: Wednesday, February 7, 2018 10:29 AM
To: Mark Roberts
Subject: Re: Request for Review (RFR), Use Permit, UP 18-01

Good morning,

Thank you for your request. We have added it to our queue and we will be in touch if any questions arise. Please contact us via email (nwic@sonoma.edu) or at 707.588.8455 if you need to follow-up regarding this request.

Your record search has been assigned NWIC File#: 17-1996

Thanks,

Blake Brown

Northwest Information Center

150 Professional Center Dr., Suite E, Rohnert Park, CA 94928

T: (707) 588-8455

nwic@sonoma.edu

www.sonoma.edu/nwic

From: Mark Roberts <Mark.Roberts@lakecountyca.gov>
Sent: Tuesday, February 6, 2018 3:25 PM
To: Northwest Information Center; helpline@arb.ca.gov; R2CEQA@wildlife.ca.gov; chris.vallerga@fire.ca.gov; Kelsey.Vella@wildlife.ca.gov; pscott@kelseyvillefire.com; pb568kfd@yahoo.com; ron.parsons@parks.ca.gov; Ryan_olah@fws.gov; melissa.m.france@usace.army.mil
Subject: Request for Review (RFR), Use Permit, UP 18-01

Hello,

Please review the above RFR Project Packet for comments and/or concerns. If you have any questions, please let me know.

Project Summary:

The applicant is requesting approval of a Major Use Permit (UP 18-01) to construct an 85 foot tall unmanned monopine communication facility that would be able to accommodate up to four (4) wireless communication carriers, each carrier would be able to lease an area approximately 300 (12' X 25") square feet in size. The proposed monopine communication facility would allow up to four (4) - 36 panel antennas, each approximately 8' X 18"; and up to eight (8) microwave dish antennas, approximately 36".

The proposed facility and supporting ground equipment, including the carriers leased area would be contained within a leased area approximately 2,500 (50' X 50') square feet in size and would be fenced in with a six (6) foot chain link fence. The project parcel is currently accessible from an existing access easement off of Tenino Way that ranges from 7' 9" to 10' feet in width. Please refer to attachments for specifics.

Mark Roberts - Associate Planner

*Lake County – Community Development Department
255 N. Forbes Street, Lakeport, CA 95453
County Website: www.lakecountyca.gov*

Lake County California Information Portal

Official County of Lake government information portal.

[Read more...](#)

Phone: (707) 263-2221



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

REC'D APR 18 2018

DISTRIBUTION DATE: April 12, 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
☒ @ CA FISH & WILDLIFE
☒ @ FISH & WILDLIFE SVC
☒ @ FIRE DIST: South Lake
☒ @ HEALTH DEPARTMENT
☐ HERITAGE COMMISSION

☐ 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
☒ @ Koi Nation
☒ @ Middletown Rancheria
☒ @ Robinson Rancheria
☒ @ Scotts Valley Band of Pomo
☒ @ Upper Lake Habematolel
☐ US FOREST SVC
☐ LAKE CO. ADMIN
☐ LUCERNE ELEMENTARY SD
☐ WASTE DISPOSAL
☒ @ WATER RESOURCES
☐ OTHER:

FROM: Mark Roberts; Associate Planner
REQUEST: GPAP 17-01, RZ 17-01, PM 17-01 & IS 17-31.
APPLICANT/OWNER: Richard & Whitney Brand; PO BOX 741, Middletown, CA 95461.
APN: 013-028-81 & 013-028- 82
LOCATION: 23987 & 24073 State Highway 29, Middletown, CA 954561.
ZONING: "RL-RR-SC-WW" Rural Lands – Rural Residential – Scenic Combining -
Waterway
GENERAL PLAN: Rural Lands – Rural Residential - Resource Conservation
PARCEL SIZE: 013-028-81 is approximately 30 acres.
013-028-82 is approximately 45 acres.

Please advise us if additional information is needed, which permits are required from your agency, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared. 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 April 30, 2018. Thank you.

PROPOSAL: The applicant is requesting approval of a General Plan Amendment, and Rezone The applicant is also requesting a Parcel Map on APN: 013-028-81.

- Currently, parcel number 013-028-81 contains approximately 10.85 acres of "RR" zoning and approximately 18.50 acres of "RL" zoning with a General Plan Designation of "RL-RR-RC" and is proposed to be rezoned from "RL-SC-WW" to "RR-SC-WW" with a General Plan Amendment of "RR-RC".
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- PG&E Pole Line Easement crosses proposed Parcel 3 and a portion of Parcel 2.
- The parcel (013-028-81) has a gated entrance.

COMMENTS: See comments attached. Check zoning Map for
zoning designation? Will need a fifty foot wide road & PUE dedication.

NAME Nolan Heggett DATE 4/18/18

@ Supervisorial Dist. 1: Moke Simon

cc:

Other:

☐

Sierra Club

☐

HOA

☐

Audubon
Society

☐

Farm Bureau/etc. (RFR
Only)

Comments

Y2

1) Will need a prelim. title report to confirm easements, etc, are shown on map.

See Sheet 2 * 2) A fifty foot wide public roadway & public utility easement will need to be dedicated from Hwy 29 entrance to the westerly line of the property to provide public access to the remaining lands of Brand. Each proposed parcel will have adequate frontage for approved driveway access. The centerline alignment will be curvilinear to meet Gwydy standards. I'll defer to Caltrans & DPW Roads to see if the existing 20 foot wide entrance will be adequate. Robert's Road is a publicly dedicated road & PUE so this dedication will need to tie into it. An approved turnaround will be required at the westerly end of the road on Parcel Three, and turnouts may be required per Caltrans.

Any improvements to the existing road as well as an approximate elevation at the entrance at Hwy 29 should be noted on map. Any portions of the existing road at 15% or greater should be noted.

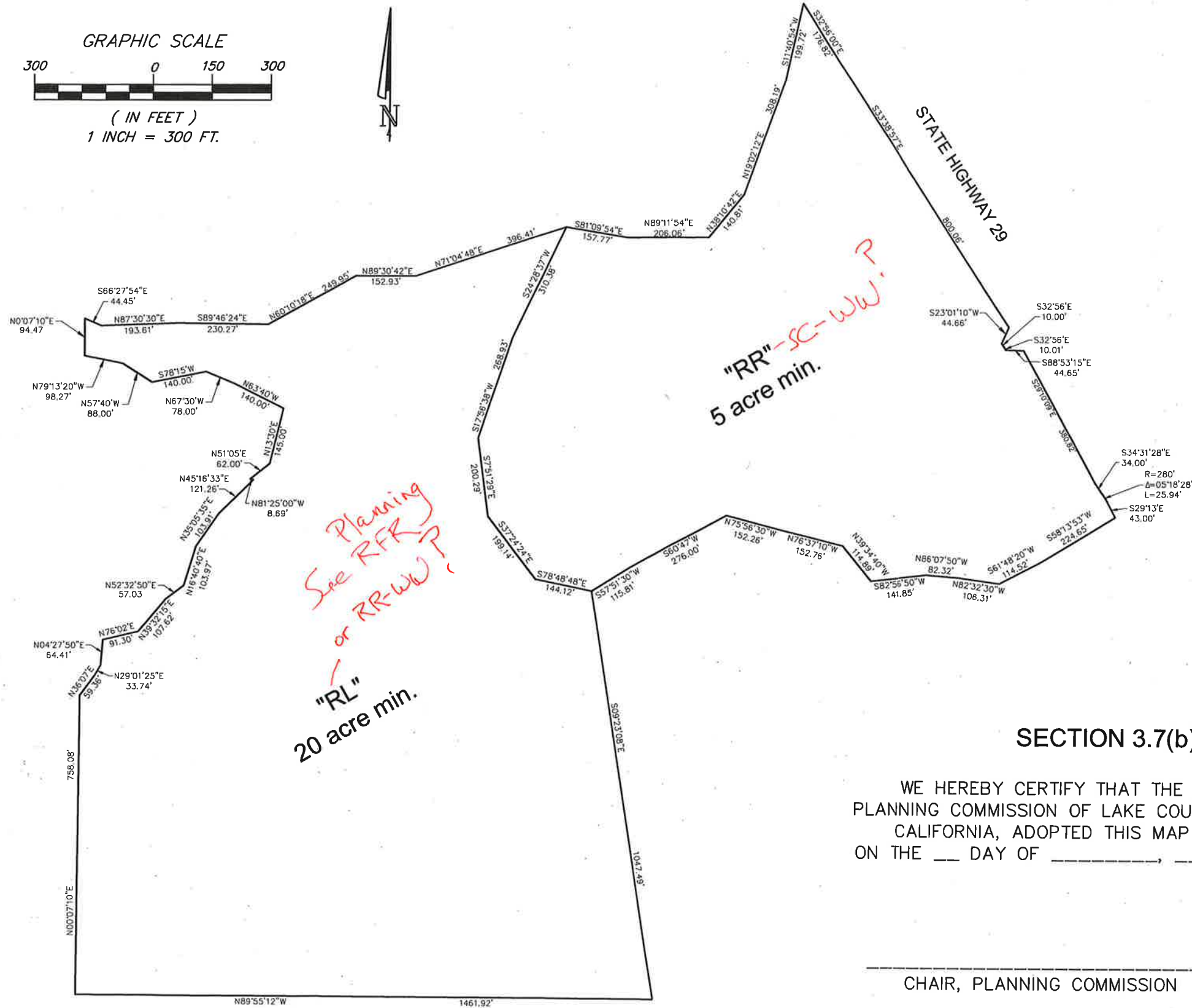
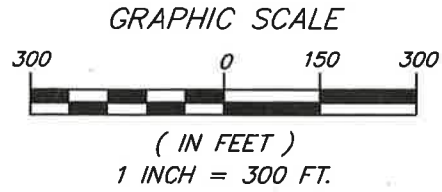
3) I'll defer to EIT on the idea of Parcels One & Two sharing the well on the neighboring parcel as it's the current situation - not sure about the other two parcels. Easements for the waterlines will need to be created where necessary, if each parcel doesn't have it's own onsite source. * Any public utilities not contained in the dedicated roadways will need PUE's shown with an approved width. Areas subject to flooding should be noted as well as a note stating that requirements for "Fire Protection Standards for Lake County" will be met.
* consult with PUE for particulars

4) I'll need 'calc' sheets for gross & net areas. Driveways and bldg. envelopes should be shown.

- 5) Drainage, surface improvements, etc. are addressed in the BMP Note on the map. I'm not sure what "water distribution requirements" by the RWQCB are - I'll defer to Water Resources for that. Depending on the amount of grading for road improvements, drainage or building I'll defer to Planning & Building regarding a soils report.
- 6) A road name will be required on the tent. map that will be approved by County Surveyor.
- 7) Monuments set at all property corners subject to approval of County Surveyor, and at property line intersections at right of way, and right of way curve points.

Gordon Hegitt
4/18/18

*2) If this is being proposed as a 'gated community' there are additional issues to consider: 1) Roberts Road cannot be gated off - any gates will have to be outside this road dedication. An approved turnaround will be needed by the gate for traffic to get onto Hwy 29. Also, there's a recorded easement to the ownership of APN 013-028-53 and existing roads that appear to serve the Brand's remaining ownership and possibly others. Placing a gate at the entrance could pose an issue with the neighbors. The roadway dedication is set up differently for a 'gated community' and this may impact future development of adjoining including Brand. At the very least, Brand will want to reserve easements upon sale of the parcels to guarantee continued access from remaining lands to 29.



ZONING MAP OF THE LANDS OF BRAND

COUNTY OF LAKE, STATE OF CALIFORNIA

BY
ALBION SURVEYS, INC.
ST. HELENA, CALIFORNIA



JUNE 19, 2014

Being a portion of Sec _____,
Callejonis Rancho as described in
Doc #5 _____ 2014015803 & 2014015804

RECEIVED
SEP 26 2017
LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Revised 4/18/18

EXHIBIT "A" SECTION 3.7(b)1. _____ OF ORDINANCE 6012

WE HEREBY CERTIFY THAT THE
PLANNING COMMISSION OF LAKE COUNTY,
CALIFORNIA, ADOPTED THIS MAP
ON THE ____ DAY OF _____, ____

CHAIR, PLANNING COMMISSION

Secretary, Planning Commission

WE HEREBY CERTIFY THAT THIS
MAP CONSTITUTES SECTION 3.7(b)1. _____, OF
ORDINANCE 1602 OF LAKE COUNTY, CALIFORNIA
AND THAT SECTION WAS ADOPTED BY
ORDINANCE _____, PASSED
ON THE ____ DAY OF _____, ____

CHAIR, BOARD OF SUPERVISORS

clerk to the Board of Supervisors

From: [Sateur Ham](#)
To: [Mark Roberts](#); [Michelle Trace](#)
Subject: FW: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (IS 17-31)
Date: Tuesday, July 28, 2020 10:23:45 AM

FYI

From: Wink, Mike@CALFIRE [mailto:Mike.Wink@fire.ca.gov]
Sent: Friday, July 17, 2020 11:32 PM
To: Sateur Ham <Sateur.Ham@lakecountyca.gov>
Cc: Beckman, Chase@CALFIRE <Chase.Beckman@fire.ca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Duncan, Paul@CALFIRE <Paul.Duncan@fire.ca.gov>; Hannan, Jake@CALFIRE <Jake.Hannan@fire.ca.gov>
Subject: [EXTERNAL] Re: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (IS 17-31)

Greetings Planner Ham.

These comments are from CAL FIRE.

This Use Permit is in the SRA (State Responsibility Area). The requires the application of all Fire Codes, which also apply Title 14, PRC 4290 et'al.

The delay of any Fire Safe Standards is not allowed per Title, Code, Regulation et'al, and CAL FIRE does not support any delayed application of minimum fire safe standards.

If the AHJ chooses to not enforce minimum fire safe standards during the permit process that is required by the State Fire Safe Regulations (Title 14, PRC 4290 et'al), they are accepting all responsibility for not requiring the applicant to follow minimum State Fire Safe Regulations required in the SRA.

The Lake County Chief Building Official is also the County Fire Marshall who shall ensure all Codes, Laws, Regulations and etcetera for this project shall be applied. This is also within the local Fire Protection Districts Boundary, where they are a cooperator in applying and enforcing all Codes, Laws, Regulations and etcetera for this project and they will also have comments.

While not in Title, Code or Regulation, CAL FIRE does support the County of Lake's "Dark Sky Initiative". This standard reduces the false reporting of a vegetation fire from light during the night. False activation of the 911 system puts the community and first responders at risk when it can be avoided.

This location is within proximity and or surrounded by a "VERY HIGH Wildland Fire Hazard Severity Zone" area. This is the most extreme and hazardous area category for wildland fire risk. (see below)

Regulations for the AHJ to follow listed below to be , but not be limited to:

- Property line setbacks for structures shall be a minimum of 30 feet. A "Greenhouse" is a structure.
- Addressing that is reflective and of contrasting colors from the public roadway to the location and at every intersection.
- On site water storage for fire protection of each structure per NFPA 1142.
- Per NFPA 1142, fire suppression water storage tanks for commercial use shall be steel or fiberglass (not

plastic).

- All private property roads / access used for this project shall meet minimum Fire Safe standards for emergency vehicle ingress and egress
- A "One Way" loop road standard could be used, or a two lane road.
- A "Road" is two 10 foot lanes of travel for a total of 20 feet of derivable surface not including the shoulders.
- A "Driveway" is a 10 foot wide road with a turnout every 400 feet. This shall not be used for commercial applications, or access to more than three structures that are residences.
- A "Turnout" shall be a minimum 10 feet wide and 30 feet long, with a 25 foot taper at each end
- A "One Lane", "One Way" only loop road is 12 feet wide of derivable surface, plus shoulders. A one lane road must connect on both ends to a two lane road or County Road.
- A bridge can meet the "One Lane", "One Way" 12 feet wide road standard with appropriate signage. A bridge must be marked by the owner of the bridge that it is rated to support 75,000 pounds.
- A bridge shall not be less than 12 feet wide.
- A bridge can meet the "Road " 20 feet wide standard. A bridge must be marked by the owner of the bridge that is is rated to support 75,00 pounds.
- Existing roadways on private property shall meet, and or be improved to meet "Road" standards.
- All weather roadway surfaces shall be rated/engineered for 75,000 lb vehicles is the minimum (including bridges).
- All weather roadway surfaces do not ever have mud, standing or flowing water that vehicles have to travel through.
- Maximum roadway slope is 16%.
- Gate width is 14 foot minimum.
- Gate set backs are a minimum of 30 feet from a road to the gate.
- Gates shall have access criteria locks and alike that meet the local Fire Protection District standard "KNOX" (or similar) access program.
- Parking at the site shall allow for turnarounds, hammerhead T, or similar.
- Minimum fuels reduction of 100 feet of defensible space from all structures.
 - Some applications have mention that they may have a gasoline generator for backup power when solar is not available. If this is the case, the generator shall be placed on a minimum of a 10 foot radius of a non combustible surface. It shall have a minimum of a 3A-40B.C Fire Extinguisher within the 10 foot radius.

- This property will meet the criteria to be, or will be a CERS / CUPA reporting facility/entity to Lake County Environmental Health (see hyperlink below), it shall also comply specifically with PRC4291.3 requiring 300 feet of defensible space and fuels reduction around structures. In summary, any structure or location that stores hazardous, flammable or dangerous items shall establish and maintain 300 feet of defensible space / fuels reduction around its radius.
- While not in Title, Code or Regulation, CAL FIRE does support the County of Lake's "Dark Sky Initiative". This standard reduces the false reporting of a vegetation fire from light during the night. False activation of the 911 system puts the community and first responders at risk when it can be avoided.

http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_codes

[California's Wildland-Urban Interface Code Information - CAL FIRE - Home](http://www.fire.ca.gov)

www.fire.ca.gov

The law requires that homeowners do fuel modification to 100 feet (or the property line) around their buildings to create a defensible space for firefighters and to protect their homes from wildfires. New building codes will protect buildings from being ignited by flying embers which can travel as ...

http://www.lakecountycalifornia.gov/Government/Directory/Environmental_Health/Programs/cupa.htm

[Hazardous Materials Management \(CUPA\)](http://www.lakecountycalifornia.gov)

www.lakecountycalifornia.gov

The Lake County Division of Environmental Health is the Certified Unified Program Agency for all of Lake County, dealing with hazardous waste and hazardous materials.

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The Lake County Division of Environmental Health is the Certified Unified Program Agency for all of Lake County, dealing with hazardous waste and hazardous materials.

<https://www.nfpa.org/assets/files/AboutTheCodes/1142/1142-A2001-ROP.PDF>

[Report of the Committee on - NFPA](http://www.nfpa.org)

www.nfpa.org

351 Report of the Committee on Forest and Rural Fire Protection Richard E. Montague, Chair FIREWISE 2000, Inc., CA [SE] John E. Bunting, Secretary New Boston Fire Dept., NH [U]

[Report of the Committee on - NFPA](http://www.nfpa.org)

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351 Report of the Committee on Forest and Rural Fire Protection Richard E. Montague, Chair FIREWISE 2000, Inc., CA [SE] John E. Bunting, Secretary New Boston Fire Dept., NH [U]

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351 Report of the Committee on Forest and Rural Fire Protection Richard E. Montague, Chair FIREWISE
2000, Inc., CA [SE] John E. Bunting, Secretary New Boston Fire Dept., NH [U]

From: Sateur Ham <Sateur.Ham@lakecountyca.gov>

Sent: Thursday, July 16, 2020 1:44 PM

To: Mark Roberts <Mark.Roberts@lakecountyca.gov>

Subject: RE: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (IS 17-31)

Warning: this message is from an external user and should be treated with caution.

Hello,

This email is in regards to the Notice of Intent (NOI) to adopt a Mitigated Negative Declaration for General Plan Amendment (GPAP 17-01), Rezone (RZ 17-01), and Parcel Map (PM 17-01) located at 23987 and 24073 State Highway 29, Middletown, CA. I have attached a copy of the Notice of Intent (NOI) above, along with the Initial Study for you to review/comments. If you have any questions please contact me using the information provided below.

The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study IS 17-31 will begin on July 16, 2020 and end on August 20, 2020. You are encouraged to submit written comments regarding the proposed Mitigated Negative Declaration. You may do so by submitting written comments to the Planning Division prior to the end of the review period. Copies of the application, environmental documents, and all reference documents associated with the project are available for review through the **Community Development Department, Planning Division; telephone (707) 263-2221**. Written comments may be submitted to the Planning Division or via email at mark.roberts@lakecountyca.gov.

Sateur Ham

Assistant Planner I

Department of Community Development

Planning Division

255 N. Forbes Street

Lakeport, CA 95453

E-mail: Sateur.ham@lakecountyca.gov

Phone: (707)263-2221 ext. 37102



July 17, 2020

Sateur Ham
County of Lake
255 N Forbes St
Lakeport, CA 95453

Ref: Gas and Electric Transmission and Distribution

Dear Sateur Ham,

Thank you for submitting the 23987 & 24073 State Hwy 29 plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management



Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. Standby Inspection: A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. Access: At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. Wheel Loads: To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. Grading: PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.



Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. **Buildings and Other Structures:** No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. **Grading:** Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. **Fences:** Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. **Landscaping:** Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. **Reservoirs, Sumps, Drainage Basins, and Ponds:** Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. **Automobile Parking:** Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. **Storage of Flammable, Explosive or Corrosive Materials:** There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

From: [Sateur Ham](#)
To: [Mark Roberts](#); [Michelle Irace](#)
Subject: FW: RE: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (IS 17-31)
Date: Thursday, August 6, 2020 4:33:10 PM

From: Yuliya Osetrova
Sent: Thursday, August 6, 2020 4:14 PM
To: Sateur Ham <Sateur.Ham@lakecountyca.gov>
Subject: RE: RE: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (IS 17-31)

[Sateur](#),
[Water Resources](#) would not be posting comments for this project.

[Yuliya Osetrova](#)
[Water Resources Engineer III](#)
[Lake County Water Resources Department](#)
[\(707\) 263-2344](#)

From: Sateur Ham
Sent: Thursday, July 16, 2020 1:45 PM
To: Mark Roberts <Mark.Roberts@lakecountyca.gov>
Subject: RE: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (IS 17-31)

Hello,

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Sateur Ham

Assistant Planner I

Department of Community Development

Planning Division

255 N. Forbes Street

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