



COUNTY OF LAKE
Health Services Department
Environmental Health Division
922 Bevins Court
Lakeport, California 95453-9739
Telephone 707/263-1090
FAX 707/263-4395

Denise Pomeroy
Health Services Director

Gary Pace, MD, MPH
Public Health Officer

Jasjit Kang
Environmental Health Director

Promoting an Optimal State of Wellness in Lake County

Memorandum

DATE: January 10, 2020
TO: Sateur Ham, Assistant Planner
FROM: Tina Dawn-Rubin, Environmental Health Aide
RE: PM 18-02, DV 18-01, UP 19-57, IS 18-68
APN: 008-001-25 52 Soda Bay Rd, Lakeport

Environmental Health has no concerns regarding the proposed division as the parcel is serviced by public sewer.



- ☒ County Clerk
☒ Interested Parties

**COUNTY OF LAKE
NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

Project Title: Tegtmeier Associates, Inc.; Major Use Permit (UP 19-57), Parcel Map (PM 18-02), Deviation (DV 18-01), Initial Study (IS 18-68)

Project Location: 52 Soda Bay Road, Lakeport, CA 95453

APN No.: 008-001-25

Project Description: The applicant is requesting approval of a tentative parcel map with deviation on a proposed parcel not meeting the length to width ratio per county's zoning ordinance development standards and a major use permit to allow the division of one parcel approximately 26.12 in acreage size into four (4) lots sizes within a wetlands area (please see below). The area is bounded by residential, commercial, and light industrial development to the north, west and south; ruderal fields to the north and south, and Manning Creek with dense valley oak-Oregon ash riparian canopy to the east. A vineyard resides approximately 50 feet beyond Manning Creek to the east. The area contains approximately 8.61 acres of developed sites primarily composed of paved and unpaved parking areas (drive-in theatre) and buildings (indoor movie theatre and projection booth).

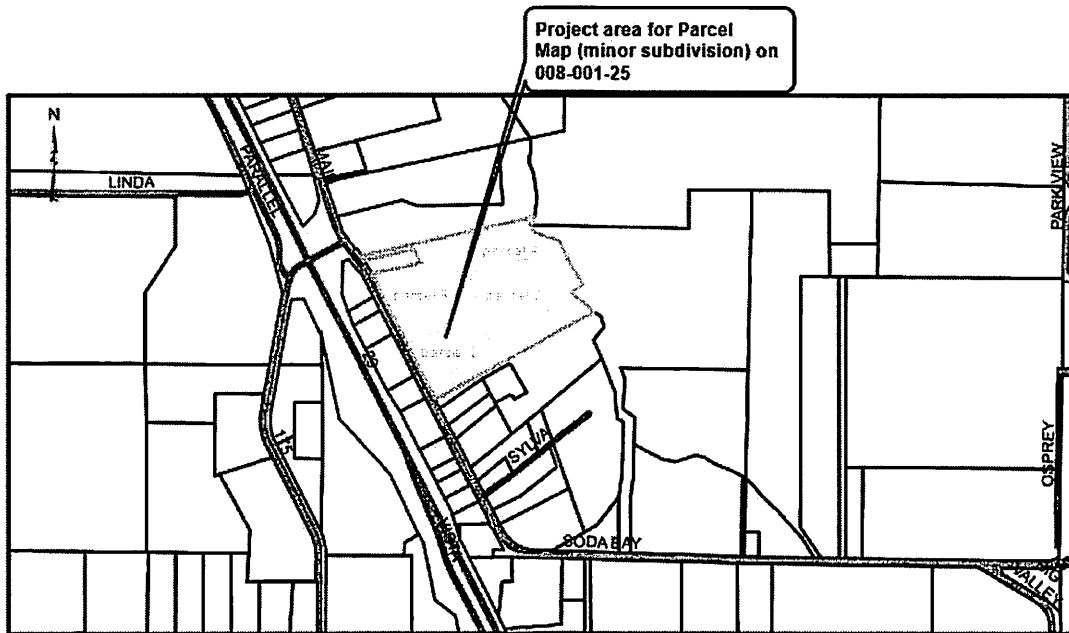
The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study IS 18-68 will begin on July 8, 2020 and end on August 6, 2020. You are encouraged to submit written comments regarding the proposed Mitigated Negative Declaration. You may do so by submitting written 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 sateur.ham@lakecountycal.gov.

see attached memorandum dated 1/10/2020

Cira Rubi

8/10/2020

SR0003836



Vicinity map for proposed parcel map project

Central Valley Regional Water Quality Control Board

3 August 2020

Sateur Ham
Lake County
Community Development Department
255 North Forbes Street
Lakeport, CA 95453

COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE DECLARATION, TEGTMEIER ASSOCIATES, INC. PARCEL MAP PROJECT, SCH#2020070168, LAKE COUNTY

Pursuant to the State Clearinghouse's 8 July 2020 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the Tegtmeier Associates, Inc. Parcel Map Project, located in Lake County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of

KARL E. LONGLEY ScD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_2018_05.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ. For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications. For more information on the Water Quality Certification, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality/certification/

Waste Discharge Requirements – Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at:

https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board’s Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage

under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Threat Waiver and the application process, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf

Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: <https://www.waterboards.ca.gov/centralvalley/help/permit/>

If you have questions regarding these comments, please contact me at (916) 464-4684 or Peter.Minkel2@waterboards.ca.gov.



Peter Minkel
Engineering Geologist

cc: State Clearinghouse unit, Governor's Office of Planning and Research,
Sacramento

Tegtmeier Associates, Inc.
Parcel Map Project
Lake County

- 6 -

3 August 2020

Sateur Ham
Lake County Planning Department
sateur.ham@lakecountycalifornia.gov

Sateur Ham

From: Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>
Sent: Sunday, July 12, 2020 7:02 PM
To: Sateur Ham
Cc: Hannan, Jake@CALFIRE
Subject: [EXTERNAL] Re: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (IS 18-68)

Greetings Planner Ham. This appears to be in the LRA. CAL FIRE will no response.

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: Sateur Ham <Sateur.Ham@lakecountyca.gov>
Sent: Wednesday, July 8, 2020 2:58 PM
To: Sateur Ham <Sateur.Ham@lakecountyca.gov>
Cc: Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; CRWQCB <centralvalleysac@waterboards.ca.gov>; David Casian <David.Casian@lakecountyca.gov>; Elizabeth Knight <elizabethk@lcaqmd.net>; Fahmy-Lake County Air Quality <fahmya@lcaqmd.net>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; John Everett <John.Everett@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Kelseyville Fire <pbleuss@kelseyvillefire.com>; Greg Peters <Greg.Peters@lakecountyca.gov>; Lake County Lands Trust <lclt@lakecountylandtrust.org>; 500, chief@LKP <chief500@lakeportfire.com>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Michelle Scully <Michelle.Scully@lakecountyca.gov>; Beristianos, J@NSD <chief800@northshorefpd.com>; Redbud Audobon <president@redbudaudubon.org>; Richard Ford <Richard.Ford@lakecountyca.gov>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Sonoma State <nwic@sonoma.edu>; Fong, Gloria@CALFIRE <Gloria.Fong@fire.ca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; U.S. Army Corps <Melissa.M.France@usace.army.mil>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Cortina Rancheria <cw281@gmail.com>; Elem Colony <a.tyler@elemindiancolony.org>; hopland <sjelliott@hoplandtribe.com>; Koi Nation <kn@koination.com>; middletownrancheria <THPO@middletownrancheria.com>; Mishewal-Wappo <scottg@mishewalwappotribe.com>; Redwood Valley <admin@rvrpomo.net>; Robinson Rancheria <drogers@robinsonrancheria.org>; Sarah Ryan <sryan@big-valley.net>; Scotts Valley Band of Pomo <terre.logsdon@svnsn.gov>; thpo@yochadehe-nsn.gov <thpo@yochadehe-nsn.gov>; Upper Lake Habematolel <aarroyosr@hpultribe-nsn.gov>; yocha <lbojorquez@yochadehe-nsn.gov>; Yocha Dehe <aroberts@yochadehe-nsn.gov>
Subject: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (IS 18-68)

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 Parcel Map (PM 18-02) and Major Use Permit (UP 19-57) located at 52 Soda Bay Road, Lakeport, 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 18-68 will begin on July 8, 2020 and end on August 6, 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 sateur.ham@lakecountyca.gov.

Thank you

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

Sateur Ham

From: John Everett
Sent: Thursday, July 9, 2020 11:20 AM
To: Celia Hoberg
Cc: Sateur Ham
Subject: RE: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (IS 18-68)

Celia,

This is interesting information. If Lake County has already acquired the ROW to widen Soda Bay Road, then any Parcel Map revisions should reflect the new property line boundaries. It doesn't look as if these new Metes and Bounds are reflected in the new Parcel Map. Perhaps Sateur can provide the proposed Parcel Map so that you can indicate where revisions to it need to be made.

John Everett PE
Associate Civil Engineer
County of Lake
255 N. Forbes St., Room 309
Lakeport, CA 95453
(707) 263-2719

-----Original Message-----

From: Celia Hoberg
Sent: Thursday, July 9, 2020 8:18 AM
To: John Everett <John.Everett@lakecountyca.gov>
Cc: Sateur Ham <Sateur.Ham@lakecountyca.gov>
Subject: RE: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (IS 18-68)

Hello

The acquisition for that parcel is complete. We knew about the intent prior to the acquisition for our project. The documents have already been recorded. I am not in the office today, I am working from home. I can forward you copies of the recorded documents tomorrow, if you would like. Please let me know if you need anything else.

Celia

Celia A. Hoberg

Right of Way/Airport Operations Coordinator

Department of Public Works

255 N. Forbes Street

Lakeport, Ca. 95453

707-263-2341

707-263-7748 fax

From: John Everett

Sent: Wednesday, July 08, 2020 5:06 PM

To: Celia Hoberg

Cc: Sateur Ham

Subject: FW: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (IS 18-68)

Celia,

The attached Notice Of Intent and Initial Study is for the movie theaters/drive-in at 52 Soda bay Road. I did not see this parcel on our list of "ROW to be acquired for the Soda Bay Road Widening Project. Has this already been done? If not, are there any repercussions of this parcel division. Shouldn't we see an easement for the proposed utility relocations along Soda Bay Road? Please advise.

John Everett PE

Associate Civil Engineer

County of Lake

255 N. Forbes St., Room 309

Lakeport, CA 95453

(707) 263-2719

From: Sateur Ham

Sent: Wednesday, July 8, 2020 2:59 PM

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

Cc: Calfire <mike.wink@fire.ca.gov>; Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; CEQA CDFW <R2CEQA@wildlife.ca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; CRWQCB <centralvalleysac@waterboards.ca.gov>; David Casian <David.Casian@lakecountyca.gov>; Elizabeth Knight <elizabethk@lcaqmd.net>; Fahmy-Lake County Air Quality <fahmya@lcaqmd.net>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; John Everett <John.Everett@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Kelseyville Fire <pbleuss@kelseyvillefire.com>; Greg Peters <Greg.Peters@lakecountyca.gov>; Lake County Lands Trust <lclt@lakecountylandtrust.org>; Lakeport Fire <chief500@lakeportfire.com>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Michelle Scully <Michelle.Scully@lakecountyca.gov>; Northshore Fire <chief800@northshorefpd.com>; Redbud Audobon <president@redbudaudubon.org>; Richard Ford <Richard.Ford@lakecountyca.gov>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Sonoma State <nwic@sonoma.edu>; South Lake County Fire <Gloria.Fong@fire.ca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; U.S. Army Corps <Melissa.M.France@usace.army.mil>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Cortina Rancheria <cwd281@gmail.com>; Elem Colony <a.tyler@elemindiancolony.org>; hopland <sjelliott@hoplandtribe.com>; Koi Nation <kn@koination.com>; middletownrancheria <THPO@middletownrancheria.com>; Mishewal-Wappo <scottg@mishewalwappotribe.com>; Redwood Valley <admin@rvrpomo.net>; Robinson Rancheria <drogers@robinsonrancheria.org>; Sarah Ryan <sryan@big-valley.net>; Scotts Valley Band of Pomo <terre.logsdon@sv-nsn.gov>; thpo@yochadehe-nsn.gov; Upper Lake Habematolel <aarroyosr@hpultribe-nsn.gov>; yocha <lbojorquez@yochadehe-nsn.gov>; Yocha Dehe <aroberts@yochadehe-nsn.gov>
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Thank you

Sateur Ham

Assistant Planner I

Department of Community Development

Planning Division

255 N. Forbes Street

Lakeport, CA 95453

E-mail: Sateur.ham@lakecountyca.gov <<mailto:Sateur.ham@lakecountyca.gov>>

Phone: (707)263-2221 ext. 37102

Sateur Ham

From: Gordon Haggitt
Sent: Friday, July 10, 2020 10:00 AM
To: John Everett; Sateur Ham; Celia Hoberg
Subject: RE: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (IS 18-68)
Attachments: tegtmeir tent.pdf

All: Here's the latest revised tent map that shows the revised right of way per the recent 'take'.

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

-----Original Message-----

From: John Everett
Sent: Friday, July 10, 2020 8:25 AM
To: Sateur Ham <Sateur.Ham@lakecountyca.gov>; Celia Hoberg <Celia.Hoberg@lakecountyca.gov>
Cc: Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>
Subject: RE: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (IS 18-68)

Yes, I realize that the tentative parcel map is years old and I defer to Gordon on what changes to it need to be selected due to more recent ROW acquisitions by the County.

John Everett PE
Associate Civil Engineer
County of Lake
255 N. Forbes St., Room 309
Lakeport, CA 95453
(707) 263-2719

-----Original Message-----

From: Sateur Ham
Sent: Friday, July 10, 2020 8:07 AM
To: John Everett <John.Everett@lakecountyca.gov>; Celia Hoberg <Celia.Hoberg@lakecountyca.gov>
Cc: Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>
Subject: RE: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (IS 18-68)

That's a great idea to include Gordon, Celia, he is now included in this thread. I am unsure what I would look for in a tentative parcel map. Would you please provide me some sort of guidance to the conversation below, Gordon?

-----Original Message-----

From: John Everett
Sent: Thursday, July 9, 2020 11:20 AM
To: Celia Hoberg <Celia.Hoberg@lakecountyca.gov>
Cc: Sateur Ham <Sateur.Ham@lakecountyca.gov>
Subject: RE: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (IS 18-68)

Celia,

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John Everett PE
Associate Civil Engineer
County of Lake
255 N. Forbes St., Room 309
Lakeport, CA 95453
(707) 263-2719

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Sent: Thursday, July 9, 2020 8:18 AM
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Celia

Celia A. Hoberg

Right of Way/Airport Operations Coordinator

Department of Public Works

255 N. Forbes Street

Lakeport, Ca. 95453

707-263-2341

707-263-7748 fax

From: John Everett

Sent: Wednesday, July 08, 2020 5:06 PM

To: Celia Hoberg

Cc: Sateur Ham

Subject: FW: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (IS 18-68)

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John Everett PE

Associate Civil Engineer

County of Lake

255 N. Forbes St., Room 309

Lakeport, CA 95453

(707) 263-2719

From: Sateur Ham

Sent: Wednesday, July 8, 2020 2:59 PM

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

Cc: Calfire <mike.wink@fire.ca.gov>; Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; CEQA CDFW <R2CEQA@wildlife.ca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; CRWQCB <centralvalleysac@waterboards.ca.gov>; David Casian <David.Casian@lakecountyca.gov>; Elizabeth Knight <elizabethk@lcaqmd.net>; Fahmy-Lake County Air Quality <fahmya@lcaqmd.net>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; John Everett <John.Everett@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Kelseyville Fire <pbleuss@kelseyvillefire.com>; Greg Peters

<Greg.Peters@lakecountyca.gov>; Lake County Lands Trust <lclt@lakecountylandtrust.org>; Lakeport Fire <chief500@lakeportfire.com>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Michelle Scully <Michelle.Scully@lakecountyca.gov>; Northshore Fire <chief800@northshorefpd.com>; Redbud Audobon <president@redbudaudubon.org>; Richard Ford <Richard.Ford@lakecountyca.gov>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Sonoma State <nwic@sonoma.edu>; South Lake County Fire <Gloria.Fong@fire.ca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; U.S. Army Corps <Melissa.M.France@usace.army.mil>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Cortina Rancheria <cww281@gmail.com>; Elem Colony <a.tyler@elemindiancolony.org>; hopland <sjelliott@hoplandtribe.com>; Koi Nation <kn@koination.com>; middletownrancheria <THPO@middletownrancheria.com>; Mishewal-Wappo <scottg@mishewalwappotribe.com>; Redwood Valley <admin@rvrpomo.net>; Robinson Rancheria <drogers@robinsonrancheria.org>; Sarah Ryan <sryan@big-valley.net>; Scotts Valley Band of Pomo <terre.logsdon@sv-nsn.gov>; thpo@yochadehe-nsn.gov; Upper Lake Habematolel <aarroyosr@hpultribe-nsn.gov>; yocha <lbojorquez@yochadehe-nsn.gov>; Yocha Dehe <aroberts@yochadehe-nsn.gov>
Subject: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (IS 18-68)

Hello,

This email is in regards to the Notice of Intent (NOI) to adopt a Mitigated Negative Declaration for Parcel Map (PM 18-02) and Major Use Permit (UP 19-57) located at 52 Soda Bay Road, Lakeport, 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 18-68 will begin on July 8, 2020 and end on August 6, 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 sateur.ham@lakecountyca.gov <<mailto:sateur.ham@lakecountyca.gov>>.

Thank you

Sateur Ham
Assistant Planner I
Department of Community Development
Planning Division
255 N. Forbes Street
Lakeport, CA 95453
E-mail: Sateur.ham@lakecountyca.gov <<mailto:Sateur.ham@lakecountyca.gov>>
Phone: (707)263-2221 ext. 37102

Sateur Ham

From: Lars Ewing
Sent: Thursday, January 2, 2020 10:03 AM
To: Sateur Ham
Cc: Kati Galvani; Sarah Miller
Subject: RE: Tegtmetr Association; UP19-57; PM18-02; IS18-68; DV18-01

Hello Sateur,

PARKS:

The parcel map is not subject to park improvement Quimby fees since the parcels are commercial.

SOLID WASTE:

The parcel map is not subject to a refuse enclosure design review or a refuse/litter control plan since the parcel map does not include any new or substantially remodeled or expanded facilities on the commercial parcels. Any proposed commercial improvements will be subject to this requirement.

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

From: Sateur Ham
Sent: Thursday, January 02, 2020 9:34 AM
To: Calfire <mike.wink@fire.ca.gov>; CEQA CDFW <R2CEQA@wildlife.ca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; CRWQCB <centralvalleysac@waterboards.ca.gov>; David Casian <David.Casian@lakecountyca.gov>; Elizabeth Knight <elizabethk@lcaqmd.net>; Fahmy-Lake County Air Quality <fahmya@lcaqmd.net>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Kelseyville Fire <pbleuss@kelseyvillefire.com>; Greg Peters <Greg.Peters@lakecountyca.gov>; Lake County Lands Trust <lclt@lakecountylandtrust.org>; Lakeport Fire <chief500@lakeportfire.com>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Northshore Fire <chief800@northshorefpd.com>; Redbud Audobon <president@redbudaudubon.org>; Richard Ford <Richard.Ford@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Sonoma State <nwic@sonoma.edu>; South Lake County Fire <Gloria.Fong@fire.ca.gov>; U.S. Army Corps <Melissa.M.France@usace.army.mil>; Tina Scott <Tina.Scott@lakecountyca.gov>
Subject: Tegtmetr Association; UP19-57; PM18-02; IS18-68; DV18-01

Good morning,

Please review and respond to the attached document for a proposed project for a parcel map with major use permit and deviation no later than January 16, 2020. Thank you

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

Sateur Ham

From: Lars Ewing
Sent: Friday, July 10, 2020 1:12 PM
To: Sateur Ham
Cc: Scott DeLeon; Toccarra Thomas
Subject: RE: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (IS 18-68)
Attachments: RE: Tegtmeier Association; UP19-57; PM18-02; IS18-68; DV18-01

No comments beyond those already provided (attached).

Thank you,

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

From: Sateur Ham
Sent: Wednesday, July 8, 2020 2:59 PM
To: Sateur Ham <Sateur.Ham@lakecountyca.gov>
Cc: Calfire <mike.wink@fire.ca.gov>; Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; CEQA CDFW <R2CEQA@wildlife.ca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; CRWQCB <centralvalleysac@waterboards.ca.gov>; David Casian <David.Casian@lakecountyca.gov>; Elizabeth Knight <elizabethk@lcaqmd.net>; Fahmy-Lake County Air Quality <fahmya@lcaqmd.net>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; John Everett <John.Everett@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Kelseyville Fire <pbleuss@kelseyvillefire.com>; Greg Peters <Greg.Peters@lakecountyca.gov>; Lake County Lands Trust <lclt@lakecountylandtrust.org>; Lakeport Fire <chief500@lakeportfire.com>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Michelle Scully <Michelle.Scully@lakecountyca.gov>; Northshore Fire <chief800@northshorefpd.com>; Redbud Audobon <president@redbudaudubon.org>; Richard Ford <Richard.Ford@lakecountyca.gov>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Sonoma State <nwic@sonoma.edu>; South Lake County Fire <Gloria.Fong@fire.ca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; U.S. Army Corps <Melissa.M.France@usace.army.mil>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Cortina Rancheria <cw281@gmail.com>; Elem Colony <a.tyler@elemindiancolony.org>; hopland <sjelliott@hoplandtribe.com>; Koi Nation <kn@koination.com>; middletownrancheria <THPO@middletownrancheria.com>; Mishewal-Wappo <scottg@mishewalwappotribe.com>; Redwood Valley <admin@rvrpomo.net>; Robinson Rancheria <drogers@robinsonrancheria.org>; Sarah Ryan <sryan@big-valley.net>; Scotts Valley Band of Pomo <terre.logsdon@sv-nsn.gov>; thpo@yochadehe-nsn.gov; Upper Lake Habematolel <aarroyosr@hpultribe-nsn.gov>; yocha <lbojorquez@yochadehe-nsn.gov>; Yocha Dehe <aroberts@yochadehe-nsn.gov>
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Thank you

Sateur Ham

Assistant Planner I

Department of Community Development

Planning Division

255 N. Forbes Street

Lakeport, CA 95453

E-mail: sateur.ham@lakecountycalifornia.gov

Phone: (707)263-2221 ext. 37102

Sateur Ham

From: Yuliya Osetrova
Sent: Friday, July 10, 2020 10:32 AM
To: Sateur Ham
Subject: RE: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (IS 18-68)

Sateur,

This project would create 4 parcels and one of them would be feasible for future development. The Undeveloped parcel (approx. 6.2 acres) would be located in the area of minimal flood hazard and would not raise floodplain management concerns or comments. No comments.

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

From: Sateur Ham
Sent: Wednesday, July 8, 2020 2:59 PM
To: Sateur Ham <Sateur.Ham@lakecountyca.gov>
Cc: Calfire <mike.wink@fire.ca.gov>; Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; CEQA CDFW <R2CEQA@wildlife.ca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; CRWQCB <centralvalleysac@waterboards.ca.gov>; David Casian <David.Casian@lakecountyca.gov>; Elizabeth Knight <elizabethk@lcaqmd.net>; Fahmy-Lake County Air Quality <fahmya@lcaqmd.net>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; John Everett <John.Everett@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Kelseyville Fire <pbleuss@kelseyvillefire.com>; Greg Peters <Greg.Peters@lakecountyca.gov>; Lake County Lands Trust <lclt@lakecountylandtrust.org>; Lakeport Fire <chief500@lakeportfire.com>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Michelle Scully <Michelle.Scully@lakecountyca.gov>; Northshore Fire <chief800@northshorefpd.com>; Redbud Audobon <president@redbudaudubon.org>; Richard Ford <Richard.Ford@lakecountyca.gov>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Sonoma State <nwic@sonoma.edu>; South Lake County Fire <Gloria.Fong@fire.ca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; U.S. Army Corps <Melissa.M.France@usace.army.mil>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Cortina Rancheria <cww281@gmail.com>; Elem Colony <a.tyler@elemindiancolony.org>; hopland <sjelliott@hoplandtribe.com>; Koi Nation <kn@koination.com>; middletownrancheria <THPO@middletownrancheria.com>; Mishewal-Wappo <scottg@mishewalwappotribe.com>; Redwood Valley <admin@rvrpomo.net>; Robinson Rancheria <drogers@robinsonrancheria.org>; Sarah Ryan <sryan@big-valley.net>; Scotts Valley Band of Pomo <terre.logsdon@sv-nsn.gov>; thpo@yochadehe-nsn.gov; Upper Lake Habematolel <aarroyosr@hpultribe-nsn.gov>; yocha <lbojorquez@yochadehe-nsn.gov>; Yocha Dehe <aroberts@yochadehe-nsn.gov>
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Thank you

Sateur Ham

Assistant Planner I

Department of Community Development

Planning Division

255 N. Forbes Street

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