



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

Receipt List

DISTRIBUTION DATE: December 31, 2014

**REQUEST FOR REVIEW**

☐ AG. COMMISSIONER  
☒ AIR QUALITY MGMT  
☐ ARMY CORPS  
☒ ASSESSOR  
☐ BLM  
☒ BUILDING DIVISION  
☐ CAL FIRE  
☒ CALTRANS  
☐ CLEARLAKE CITY  
☒ CRWQCB  
☒ DPW ROADS  
☐ FISH & GAME  
☐ FISH & WILDLIFE SVC  
☒ FIRE DIST: So. Lake Cty.  
☒ 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  
☒ The Koi Nation  
☒ Middletown Rancheria  
☐ Robinson Rancheria  
☐ Scotts Valley Band of Pomo  
☐ Upper Lake Habematolel  
☐ US FOREST SVC  
☒ WASTE DISPOSAL SL Ref 2/5/15  
☐ WATER CO: \_\_\_\_\_  
☐ WATER RESOURCES  
☐ YOLO CO. FLOOD  
☒ OTHER:  
☐ OTHER: \_\_\_\_\_

FROM: Richard Coel, Community Development Director  
REQUEST: GPAP 14-03, RZ 14-03, UP 14-09, IS 14-33  
APPLICANT: Greg Tonello, Williams & Paddon Architects, 2237 Douglas Blvd., Ste. 160, Roseville, CA 95661  
OWNER: Hidden Valley Lakes Association, 18174 Hidden Valley Road, Hidden Valley Lake, CA 95467  
APN: 141-371-01  
LOCATION: 19210 Hartmann Drive, Hidden Valley Lake  
ZONING: Existing: Split zoning designations of "O", Open Space, "C2", Community Commercial, "C3" Service Commercial. Proposed: Rezone a portion of "O" Open Space to "C2" Community Commercial.

GENERAL PLAN: Existing: Public Facilities Proposed: Community Commercial (for portion of parcel)

PROPOSAL: General Plan Amendment and Rezone for a portion of the parcel to allow for relocation and expansion of a new Events Center, Restaurant and Pro Shop, with a Major Use Permit to allow for construction of a 13,000 square foot building. 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. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than **January 14, 2015**.

COMMENTS: \_\_\_\_\_

NAME

DATE

cc: ☒ Supervisorial District 1

Other (Examples): ☒ Sierra Club ☐ HOA ☐ Bus. Assoc. ☐ Farm Bureau/etc. (RFR Only)

*No comments  
per Victoria*

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

January 15, 2015

File No.: 14-0835

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

JAN 20 2015  
LAKE COUNTY COMMUNITY  
DEVELOPMENT DEPT.

re: GPAP 14-03, RZ 14-03, UP 14-09, IS 14-33 / 19210 Hartmann Drive / Greg Tonello

Dear Richard Coel,

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.**

**Previous Studies:**

- 1 XX Studies #1608 (Thompson 1979), #14267 (Roscoe 1992), and #29173 (Beard 2003) collectively cover approximately 10% of the proposed project area, and identified no cultural resources, (see *recommendation below*).

**2 Archaeological and Native American Resources Recommendations:**

- XX The proposed project area has the possibility of containing unrecorded archaeological sites. A study of the unsurveyed area is recommended prior to commencement of project activities.

- 3 XX We recommend you contact the local Native American tribes 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.

**4 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.

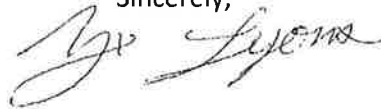
Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that 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.

**Attachment 2**

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 cursive script, appearing to read 'Yesenia Lyons', written in dark ink.

Yesenia Lyons, on behalf of Bryan Much,  
Coordinator



## COUNTY OF LAKE

### COMMUNITY DEVELOPMENT DEPARTMENT

#### Planning Division

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- ☐ OTHER: \_\_\_\_\_

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**1** COMMENTS: BUILDING PERMIT REQ. WITH COMPLETE CONSTRUCTION PLANS  
& ENGINEERING AND DEMO PERMITS.

NAME Mark J. [Signature]

DATE 1-13-15

cc: ☒ Supervisorial District 1  
Other (Examples): ☒ Sierra Club ☐ HOA ☐ Bus. Assoc. ☐ Farm Bureau/etc. (RFR Only)



## Hidden Valley Lake Community Services District

19400 Hartmann Road  
Hidden Valley Lake, CA 95467  
707.987.9201  
707.987.3237 fax  
www.hiddenvalleylakesd.com

RECEIVED

JAN 14 2015

LAKE COUNTY COMMUNITY  
DEVELOPMENT DEPT.

January 13, 2015

Mr. Richard Coel  
County of Lake Community Development Department  
Planning Division  
Courthouse – 255 N. Forbes Street  
Lakeport, California

Subject: HVLA Events Center (Request: GPAP 14-03, RZ 14-03, UP 14-09, IS 14-33)

Dear Mr. Coel:

Pursuant to your memo dated December 31, 2014 the District submits the following comments on the proposed relocation and expansion of the Hidden Valley Lake Association's Event Center:

- 1) The District's comments pertain solely to water, sewer, and reclaimed water services that will be provided by the District to the proposed project.
- 2) The District will require that the applicant submit a Conditional Will Serve application should the County authorize a Major Use Permit. This application will assist the District in identifying any conditions to be placed on the project in order to provide water, sewer, and reclaimed water services in accordance with the District ordinances and resolutions and County Major Use Permit.
- 3) The District will require the applicant to extend any main lines (water, sewer, or reclaimed water) and dedicate any easements needed in order for the District to provide services, including fire suppression. In this situation, the District may require a main-line extension agreement for any main line extensions.
- 4) Please contact the District to discuss fire flow testing of nearby hydrants, should that data be needed. Depending on the requirements of the Fire District, the District may require distribution system water modeling to confirm that fire flows required by the Fire District can be achieved, while not impacting the distribution system.
- 5) The District recommends the use of reclaimed water for all landscaping/irrigation areas.
- 6) The District will require information on the estimated increased water demand and sewer production rates, in order to determine if a new (up-sized) water meter/service connection and sewer connection are needed. These rates will also be used to calculate the connection fees.



## Hidden Valley Lake Community Services District

19400 Hartmann Road  
Hidden Valley Lake, CA 95487  
707.987.9201  
707.987.3237 fax  
[www.hiddenvalleylakecsd.com](http://www.hiddenvalleylakecsd.com)

- 7) Depending on the estimated sewer production rates, the District may require a sewer model to verify existing facilities will not be impacted to a level such that design standards are exceeded.
- 8) As the District is not the lead agency for the project, the District has no recommendations on the level of environmental analysis needed to meet CEQA requirements.

Please do not hesitate to contact me at 707-987-9201 or Mr. John Griffin of Coastland Engineers at 530-888-9929 if you have any questions

Sincerely,

A handwritten signature in black ink, appearing to read "Roland Sanford".

Roland Sanford  
General Manager

Cc John Griffin, Coastland Engineers  
Cindy Spears, HVLA





**South Lake County Fire Protection District**  
— in cooperation with —  
**California Department of Forestry and Fire Protection**

P.O. Box 1360 Middletown, CA 95461 - (707) 987-3089

January 22, 2015

RECEIVED

Community Development Department  
Attn: Mireya Turner  
255 N. Forbes Street  
Lakeport, CA 95453

JAN 23 2015  
LAKE COUNTY COMMUNITY  
DEVELOPMENT DEPT.

Re: Development of the Hidden Valley Lake Association Event Center located at 19210 Hartmann Road, Hidden Valley lake.

To Whom It May Concern:

The South Lake County Fire Protection District has recently reviewed the plans for the new development as listed above. It has been determined that the following sections of the CA Fire Code, Public Resources Code 4290 and the Lake County Fire Protection Standards, Article XI shall apply to this development.

1. **CFC 503** – Fire apparatus access roads shall provide for an unobstructed width of no less than 20 feet with an unobstructed vertical clearance of no less than 15 feet. Fire apparatus access roads shall support the imposed loads of 40,000lb fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Roadways within the parking areas shall also comply with maintaining a 20-foot unobstructed width. Where curb is located adjacent to the 20-foot width fire lane stripping may be required.
2. **CFC 505 & PRC 1274.00** – New buildings shall have approved address numbers placed in a position as to be plainly visible from the street or road fronting the property. Numbers shall be no less than 6 inches in height providing for a ½" stroke. These numbers shall contrast with the background and have reflective qualities.
3. **CFC 506** – A Knox key box shall be installed providing any and all keys necessary to access the building in the event of a fire related emergency. The location of the Knox box shall be approved by the Fire Official prior to installation. (*Knox application packets can be picked up the main fire station in Middletown.*)
4. **CFC 508** – Emergency water supplies shall be provided to ensure adequate fire flow can be maintained in the event of a fire related emergency. As the area resides within the Community Services District Water Municipality fire hydrants will be strategically placed to meet the water supply requirement.

5. **LCO Article XI** – (3) Fire hydrants shall be placed. The first hydrant shall be located at the Main Entry and Hartmann Road. The second shall be located within the established turnaround, positioned no closer than 50 feet from the Events Center Building. The third hydrant shall be located at the SW Entry point of the parking lot and Hartmann Road. These hydrants shall be of a wet or dry barrel type, providing (1) 4 ½" steamer, male discharge connection having national hose thread and (2) 2 ½" male, national hose thread discharge connections. The minimum flow shall be no less than 1,000 gallons a minute above normal domestic use having a residual flow of no less than 20 psi.

6. **CFC 903** – Based on the construction and occupancy type, this building is required to be fitted with fire sprinklers. The installation shall meet the requirements of NFPA 13. Plans for the installation shall be provided to the Fire District prior to the installation to ensure approval and compliance with Ca Fire Code.

7. **CFC 904** – A fire suppression system shall be installed in conjunction with the Type 1 hood system for all commercial cooking appliances and shall meet compliance with this Code and NFPA 96.

8. **CFC 905** - Although not specifically required by Code the Fire District strongly encourages the installation of one Class II Standpipe to be located in the interior hallway directly adjacent to the Kitchen and across from the Bar & Grill. This will provide greater access of hose lines should they be needed in a fire related emergency.

9. **CFC 906** – Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. Portable fire extinguishers shall not be obstructed or hidden from view. Signage shall be placed to clearly indicate each location. These locations shall be along normal paths of travel not to exceed 75 feet. For commercial cooking equipment the travel distance shall not exceed 30 feet. Fire extinguishers shall be of a serviceable type and shall carry a rating of no less than 2A-10BC. The commercial cooking equipment will require a special extinguisher maintaining a Class K rating of no less than 40B. All extinguishers shall be placed at a height no greater the 5 feet measured from the floor to the top of the handle and no closer to the floor than 3.5 feet. Extinguishers shall be placed using either cabinets, hangers or brackets. *Fire extinguishers shall be provided for the Entry Foyer, Golf Shop, Bar & Grill Area, The Dining Room, Each Banquet Room and one in the adjoining Hallway.*

10. **CFC 907** – A Fire Alarm shall be provided and meet the requirements of NFPA 72. *(Manual Pull Stations shall be provided a strategically placed. Visual and Audible notification devices are required throughout the facility including the Kitchen, Food Storage Area, Restroom Facilities and Office Spaces. This system shall also be connected to the fire sprinkler system to be activated in the event of a water flow alarm.)*

11. **CFC 1004** - Occupant loads shall be determined for each assembly space and shall be posted in a plainly visible location close to the main entry of the room. The adjoining hallways serving these Assembly spaces shall be designed and constructed having a 1- hour fire rating throughout their course leading to the exterior or public way.

12. **CFC 1008** – Doors leading to the exterior shall swing in the direction of exit travel. Doors shall be readily openable from the egress side without the use of a key or special knowledge. Illuminated EXIT signage shall be provided for those doors leading from the Assembly areas to the exterior. Emergency lighting shall also be provided following all pathways of egress. Exit doors serving the Assembly spaces shall provide panic hardware and shall provide the required minimum exit width required based on occupant load.



13. **CBC Chapter 7A** – As this new building resides within a State Responsibility Area it shall meet compliance the Wildland Urban Interface Code requirements as it pertains to windows, gutter protection, roof coverings and exterior siding materials.
14. **PRC 4290** – All vegetative and construction debris shall be cleared prior to final occupancy.

These are the requirements based on the information provided at time of review. Should more information become available other requirements may apply. Additional plans will need to be submitted for review concerning the commercial hood and suppression system, fire sprinkler system, the fire alarm system and fire hydrant and supply line upgrade.

Should you need further clarification or require additional information concerning that which is listed above, please feel free to contact me at (707) 987-3089 ext. 2 and I will be happy to speak with you further. I may also be reached at [dave.munch@fire.ca.gov](mailto:dave.munch@fire.ca.gov).

I thank you in advance for working toward the development of a more fire safe community.

Sincerely,



David Miinch  
**Fire Marshal**



## COUNTY OF LAKE

### COMMUNITY DEVELOPMENT DEPARTMENT

#### Planning Division

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Lakeport, California 95453

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**1** COMMENTS: The parcel has been surveyed (Parcel "N" per 10TM53-61) and monumented so care should be taken to protect the boundary markers and stay within the boundaries or setbacks. Research will need to be done to make sure no building will infringe on any recorded easements. A licensed surveyor should be contacted to help.

NAME London Haggitt

DATE 1/9/15

cc: ☒ Supervisorial District 1

Other (Examples):



Sierra Club



HOA



Bus. Assoc.



Farm Bureau/etc. (RFR Only)



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~~FROM~~ TO: → Richard Coel, Community Development Director

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COMMENTS: Subject parcel is outside any Special Districts service areas. No impact.

NAME

Lily Shaul

DATE

1/14/15

cc: ☒ Supervisorial District 1  
Other (Examples): ☒ Sierra Club ☐ HOA ☐ Bus. Assoc. ☐ Farm Bureau/etc. (RFR Only)

## Mireya Turner

---

**From:** Eagle Brown <[bbrown@big-valley.net](mailto:bbrown@big-valley.net)>  
**Sent:** Friday, January 23, 2015 10:47 AM  
**To:** Mireya Turner  
**Subject:** RE: Hidden Valley Lake event center

Mireya,

The Big Valley Rancheria Band of Pomo Indians has had discussion with Middletown Rancheria and has agreed that the HVL event center project will be a project that Middletown Rancheria will take the lead on. The Big Valley Rancheria Band of Pomo Indians, Tribal Historic Preservation Office will follow this project and continue to work with the County and the Middletown Rancheria Band of Pomo Indians. The Big Valley Tribe will not be submitting comments at this time, but would like to continue to receive and review all project documents.

Thank you,

Batsulwin A. Brown  
Tribal Historic Preservation Officer  
Big Valley Rancheria  
Band of Pomo Indians  
2726 Mission Rancheria Rd.  
Lakeport, CA 95453  
Office: 707-263-5277 ext 103  
Fax: 707-263-5378  
Email: [bbrown@big-valley.net](mailto:bbrown@big-valley.net)

---

**From:** Mireya Turner [<mailto:Mireya.Turner@lakecountyca.gov>]  
**Sent:** Thursday, January 22, 2015 9:53 AM  
**To:** Eagle Brown  
**Subject:** Hidden Valley Lake event center

Hi Batsulwin,

Did you plan to send me any comments on the HVL event center project?

Stephanie did reply and I also have the comments from CHRIS. But I didn't want to move forward without your input, if you were going to have comments.

Thanks.

Cordially,  
Mireya G. Turner  
Assistant Planner  
Community Development Department  
County of Lake  
255 North Forbes Street  
Lakeport, CA 95453

707-263-2221



**Central Valley Regional Water Quality Control Board**

8 January 2015

JAN 12 2015  
LAKE COUNTY COMMUNITY  
DEVELOPMENT

Richard Coel  
County of Lake  
Community Development Department  
255 North Forbes Street  
Lakeport, CA 95453

CERTIFIED MAIL  
7014 2120 0001 3978 4474

**COMMENTS TO REQUEST FOR REVIEW FOR THE GPAP 14-03, RZ 14-03, UP 14-09, AND IS 14-33 PROJECT, LAKE COUNTY**

Pursuant to the County of Lake Community Development Department's 31 December 2014 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review* for the GPAP 14-03, RZ 14-03, UP 14-09, and IS 14-33 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.

**1 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](http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml).



## **2 Phase I and II Municipal Separate Storm Sewer System (MS4) Permits<sup>1</sup>**

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

## **3 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. 97-03-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](http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml).

## **4 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 (USACOE). If a Section 404 permit is required by the USACOE, 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 Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

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<sup>1</sup> 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.

**5 Clean Water Act Section 401 Permit – Water Quality Certification**

If an USACOE 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 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.

**6 Waste Discharge Requirements**

If USACOE 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 will 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 Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/help/business\\_help/permit2.shtml](http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml).

**7 Regulatory Compliance for Commercially Irrigated Agriculture**

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program.

There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board’s website at: [http://www.waterboards.ca.gov/centralvalley/water\\_issues/irrigated\\_land/app\\_approval/index.shtml](http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_land/app_approval/index.shtml); or contact water board staff at (916) 464-4611 or via email at [IrrLands@waterboards.ca.gov](mailto:IrrLands@waterboards.ca.gov).
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently \$1,084 + \$6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory

Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at [IrrLands@waterboards.ca.gov](mailto:IrrLands@waterboards.ca.gov).

**8 Low or 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 *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

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/centralvalley/board\\_decisions/adopted\\_orders/general\\_orders/r5-2013-0074.pdf](http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf)

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:  
[http://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/general\\_orders/r5-2013-0073.pdf](http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf)

If you have questions regarding these comments, please contact me at (916) 464-4684 or [tcleak@waterboards.ca.gov](mailto:tcleak@waterboards.ca.gov).



Trevor Cleak  
Environmental Scientist




**COUNTY OF LAKE**  
**PUBLIC WORKS DEPARTMENT**

Courthouse - 255 N. Forbes Street  
Lakeport, California 95453  
Telephone 707/263-2341  
Fax 707/263/7748

**Scott De Leon**  
Public Works Director

**MEMORANDUM**

To: Richard Coel, Community Development Director

From: Todd Mansell,  Special Projects Engineer

Date: January 22, 2015

Subject: Hidden Valley Lake Association Event Center  
19210 Hartmann Road, Hidden Valley Lake  
APN: 141-371-01

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I have reviewed the subject proposal and offer the following comments:

1. Curb, gutter and sidewalk shall be constructed along the Hartmann Road frontage generally as shown on the preliminary improvement plans.
2. Any right-of-way necessary to contain the proposed frontage improvements (e.g. curb ramps) shall be offered for dedication.
3. The driveway encroachment for the existing dirt parking lot on the east side of Hartmann Road should be improved to current commercial encroachment standards if it does not currently meet said standards.
4. The applicant shall submit a Cost Estimate and Improvement Plans prepared by a Registered Civil Engineer for the frontage improvements. A signed Engineering/Inspection Agreement with stipulated deposit of 2% of the Engineer's Cost Estimate shall be submitted prior to plan review.

## Richard Coel

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**From:** Judy Banks  
**Sent:** Friday, January 09, 2015 2:38 PM  
**To:** Richard Coel  
**Cc:** Amanda Frazell  
**Subject:** Hidden Valley Lake Assn., UP 14-09

**RE: Relocation & Expansion of Events Center, Restaurant, Pro Shop, and construction of a new 13,000 square foot Building**

The applicant must comply with all the California Retail Food Code Regulations and all Regulations for Hazardous Materials and Hazardous Materials Storage and California Code of Regulations Title 22 & 27 for Public Pools and Spas.

For the new proposed food facility, a plan check application and fee of \$514.00 is required. An annual permit fee for each food facility will be required. The annual fee for a Restaurant and Bar over 650 square feet is \$699.00.

The following items will need to be submitted with the plan check application:

- 1) Equipment speciation sheets
- 2) A copy of the proposed menu
- 3) A completed Hourly Hot Water Demand Table
- 4) A completed commercial hood ventilation calculation sheet
- 5) A grease interceptor specification sheet
- 6) Food Safety Certification will be requires within 60 days of opening
- 7) Room finish schedule
- 8) Designated storage space that is 20% of the square footage of the food facility
- 9) Three sets of scaled plot plans showing the location of the hand sink, janitorial sink, preparation/veggie sink, grease interceptor/trap, equipment, water heater, dumpster/refuse area, etc.

Regards,

Judy Banks

County of Lake  
Environmental Health Aide  
922 Bevins Court  
Lakeport, CA 95453  
Phone: 707-263-1164  
Fax: 707-263-1681

[Judy.Banks@lakecountyca.gov](mailto:Judy.Banks@lakecountyca.gov)



## Richard Coel

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**From:** Richard Coel  
**Sent:** Thursday, January 08, 2015 8:01 AM  
**To:** 'Slreyes'  
**Subject:** RE: GPAP 14-03, RZ 14-03, UP 14-09, IS 14-33

Thank you Stephanie. I will print this email for the file, so that your comments and concerns get incorporated into the project. I will be sending a letter to the applicant in a couple of weeks listing the items they will still need to provide. I will inform them of the need for a Cultural Resource study and see that once the use permit conditions are drafted, we add a monitoring agreement provision.

Take care,

Rick Coel

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**From:** Slreyes [<mailto:slreyes@middletownrancheria.com>]  
**Sent:** Wednesday, January 07, 2015 7:56 PM  
**To:** Richard Coel  
**Subject:** RE: GPAP 14-03, RZ 14-03, UP 14-09, IS 14-33

Hi Richard,

Thank you for your response and for the information.

**1** Yes we do recommend a cultural survey and request the engagement of a monitoring agreement as a condition of the permit.

The Hidden Valley area is considered a Traditional Cultural Property to our Tribe. We have sensitive areas and resources that our people have utilized and still do today.

We are very concerned with the potential artifacts that will be found and would like to ensure that they do not go into private collection.

Thank you for your consideration.

Stephanie L. Reyes  
Tribal Historic Preservation Officer  
Middletown Rancheria

Sent from my U.S. Cellular® Smartphone

----- Original message -----

**From:** Richard Coel  
**Date:** 01/07/2015 4:24 PM (GMT-08:00)  
**To:** Stephanie Reyes  
**Subject:** RE: GPAP 14-03, RZ 14-03, UP 14-09, IS 14-33

Hi Stephanie,

We are not far enough along in the process yet to have a draft initial study prepared. Right now we are just gathering information from everyone that we will then use to prepare the initial study. Please let me know if recommend an Archaeological Study, a monitoring agreement, or both. I have not yet received comments from CHRIS.

Thank you!

Richard Coel

Community Development Director

707-263-2221

**From:** Stephanie Reyes [<mailto:slreyes@middletownrancheria.com>]

**Sent:** Wednesday, January 07, 2015 4:18 PM

**To:** Richard Coel

**Subject:** GPAP 14-03, RZ 14-03, UP 14-09, IS 14-33

Richard,

Good afternoon, we received a request for review of the Hidden Valley Lakes Association.

Could you please send us the Initial Study, maps and cultural surveys?

Thank you,

***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](mailto:slreyes@middletownrancheria.com)**



## COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

Telephone (707) 263-2221 FAX: (707) 263-2225

December 12, 1996

Bill Stricklan  
P.O. Box 765  
Middletown, CA 95461

Dear Mr. Stricklan:

I am writing in response to your letter to Mark Phillips dated December 2, 1996, regarding traffic on Hartman Road. I will try to address your concerns one at a time.

1. The Hidden Valley Lakes Subdivision, golf course and facilities were approved in the 1960's. Traffic issues related to this project at full build-out should have been analyzed and mitigated at that time, although I do not know the history of the approval of the project or what was required at that time. Since neither the golf course nor the subdivision is proposing any expansion -- the new houses that are being built in the subdivision are on existing subdivision lots -- the county cannot require that the homeowners association contribute to improving Hartman Road at this time. Should another land division or a use permit for a land use which uses this road for access be proposed, the county will again analyze the additional traffic generated by that project and recommend mitigation measures.
2. The left-turn lane from the highway onto Hartman Road was designed and constructed by Caltrans with little or no input from the county. Like school districts, state agencies are considered equivalent agencies that do not require county review of their projects. We feel that whatever its flaws, the new intersection has improved traffic safety at this intersection. If you feel that the design is poor or dangerous, however, you should contact Caltrans with your concerns.
3. Regarding the relocation of the guard shack: All of the roads within the subdivision are private, and the location of certain facilities along the roads is not necessarily regulated by this department, as long as the uses are consistent with the zoning ordinance. The guard shack can be relocated within the subdivision as long as it does not impede traffic or create a traffic hazard on the public road.

# LAKE COUNTY AIR QUALITY MANAGEMENT DISTRICT

885 Lakeport Blvd  
Lakeport, CA 95453  
Phone (707) 263-7000  
Fax (707) 263-0421



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

## -MEMORANDUM-

**To:** Richard Coel, Director  
Lake County Community Development Dept.

**DATE:** RECEIVED February 6, 2015

FEB 09 2015

**FROM:** Franklin Ley, AQT

LAKE COUNTY COMMUNITY  
DEVELOPMENT DEPT.

**SUBJECT:** Greg Tonello, William & Paddon Architects ... APN 141-371-01 ...  
GPAP 14-03, RZ 14-03, UP 14-09, IS 14-33 ... Relocation and  
expansion of a new events center, restaurant, and pro shop into a new  
13,000 square foot building at 19219 Hartmann Dr., Hidden Valley Lake.

- 1** Demolition, construction and build out of the proposed project will result in short-term air quality impacts primarily related to grading, paving and building construction. Long term emissions are those associated with vehicle traffic and other proposed activities. Fugitive dust, smoke and exhaust emissions are the primary air pollutants of concern. The Lake County Air Basin is presently in compliance with all of the State Ambient Air Quality Standards. This project is not of a size that would be expected to result in sufficient area-wide air quality impacts, however, occasional, short term and localized impacts may be expected.
- 2** The Federal National Emissions Standard for Hazardous Air Pollutants (NESHAP) for asbestos in buildings requires asbestos inspections by a Certified Asbestos Consultant for major renovations and all demolitions. An Asbestos Notification must be submitted to the District at least 14 days prior to beginning any renovation or demolition work. If regulated asbestos is found, the facilities must be abated prior to demolition or renovation (where asbestos may be disturbed). The applicant should contact the District for details. Regardless of asbestos content, all demolition activities should use adequate water / amended water to prevent dust generation.
- 3** Construction activities should utilize adequate dust suppression (frequent watering, palliatives or other methods) during grading, earthworks and building periods. All roadway access and parking areas should be adequately paved and maintained to reduce dust. Serpentine rock or soil, which contain greater than 0.25% asbestos, should not be used as a surface material subject to wear (e.g. roads, parking areas, pathways, play areas, etc.). This project is located approximately one mile from of a mapped serpentine area. Should the project expose serpentine rock or soils (which may contain asbestos), all work must stop until a serpentine dust control plan is approved and in place to comply with District Rule 467. Should a dust nuisance exist during construction, a dust mitigation plan will be required by District.



- 4 This project is located in close proximity to a school. The applicant must ensure that activities do not cause dust impacts to the school, especially while children are present. Significant work activity, with the potential to generate dust and other emissions, should be scheduled when school is not in session.
- 5 All regularly used parking and loading areas should be paved with asphaltic concrete to minimize dust prior to facility being opened to the public, as well as all roadways subject to heavy truck traffic. Infrequently used overflow parking areas should be adequately surfaced and maintained to prevent dust generation. We recommend that any paving required should occur prior to regular use to minimize dust emissions. Base rock should be placed as soon as possible during the initial grading phase to minimize dust from construction traffic use. Access should be limited to authorized vehicles prior to facility paving unless the traveled surfaces are well maintained and watered to the appropriate level for conditions. A fence may be required to limit public use on the unfinished areas should active project work be suspended for more than a reasonable period of time and the unfinished project has the potential to generate fugitive dust or create nuisance conditions.
- 6 Further review and Air Quality Permits may be required if operations include generators, boilers, a coffee roaster, and/or other equipment or operations that release emissions into the atmosphere. Diesel powered equipment must meet the requirements of the state ATCM's for CI engines (stationary and portable).
- 7 The facility is subject to AB 2588 air emission inventory requirements administered by the LCAQMD if it uses listed hazardous or toxic materials. The operator should maintain records, including the Material Safety Data Sheets (MSDS) for all volatile organic compounds utilized, including but not limited to, part cleaning solvents, thinners, paints, fuels, brake/carb cleaners, spray paints and other materials containing air toxics. The facility is required to provide the LCAQMD such information upon request to complete an updated air toxic emission inventory.
- 8 Consideration should be given to the selection and location of heating, air conditioning or other mechanical equipment which may have exhaust emissions. Structures should be adequately insulated and constructed with energy efficient heating and cooling systems for energy conservation. Active or passive solar designs are encouraged for energy efficiency. The use of solar panels or other solar power generating equipment and adequate insulation and radiant barriers is encouraged.
- 9 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 and dust. Burning on commercial property is prohibited by District regulation.

With reasonable permit conditions addressing the above concerns and compliance with LCAQMD regulations, the proposed expansion should not have a significant air quality impact and a mitigated negative declaration could be supported for air quality concerns.