

Kerrian Marriott

From: BARBARA JENICHEN <barbarajenichen@sbcglobal.net>
Sent: Wednesday, March 24, 2021 4:00 PM
To: Eric Porter
Subject: [EXTERNAL] HVL Hartmann Project

Hello Eric, I am a homeowner, here in HVL. I would like notification on all hearing regarding this project including Zoom meeting.
Thank you

barbarajenichen@sbcglobal.net

Kerrian Marriott

From: bence gerber <bencegerber@hotmail.com>
Sent: Thursday, March 11, 2021 10:44 AM
To: Eric Porter
Subject: [EXTERNAL] April 8 meeting related to Use Permit UP 14-11 (Harmann Complex)

Dear Mr. Porter,

I would like to receive a notification of the planned April 8 meeting regarding this project. I do not live within 755' of the proposed project but do live in Hidden Valley Lake.

Thank you for your help. If the request for notification should be sent to someone else, please let me know who and their phone number and email address.

bence

"You have enemies? Good. That means you've stood up for something, sometime in your life." Winston Churchill

Kerrian Marriott

From: Cherylyn Johnston <cherjohn2005@gmail.com>
Sent: Thursday, March 4, 2021 6:36 PM
To: Eric Porter
Subject: [EXTERNAL] Hidden Valley Lake Country Club

Hello Eric, it was nice speaking with you today about the above matter. Please send me info regarding the hearing you mentioned today on March 25, 2021. Please include any other information on how we can log into the hearing.

Thank you,
Cherylyn Johnston

Will Tuttle, Ph.D.
18257 North Shore Drive
Hidden Valley Lake, CA 95467

March 27, 2021

Lake County Planning Commission
Lakeport, CA

Dear Commissioners:

I am writing regarding the proposed Hartmann Complex in Hidden Valley Lake in south Lake County, where my wife Madeleine and I have lived since 2012.

We are both strenuously opposed to this project being approved by the Planning Commission. In our experience here over the past 9 years, this is the most corrupt and deceitful action by nepotists here who have managed to manipulate, dominate, and exploit the membership of Hidden Valley Lake over the years to selfishly advance an agenda that is causing the financial and social health of our community to suffer tremendously.

As you may be aware, HOA's in general tend to become corrupt because of the way they are set up, as corporations, and through questionable election management, monopoly control of the local media narratives, and intimidation and other tactics, a small group has been able to milk the membership of an ever-increasing amount of money to subsidize the golf course and the restaurant, which are only used by a small minority of the residents.

Already this subsidy runs close to a million dollars every year. Now this same small group is pushing for the construction of a multi-million-dollar complex that surveys have shown most people here do not want or think is necessary. Before Covid, it was a completely ridiculous proposition, and now, with everything shutting down, restaurants and golf courses being closed due to the coming and going of health department edicts, and many people's economic solvency being destroyed, it is complete insanity to consider going forward with this preposterous and toxic project.

It could very well cause Hidden Valley Lake to be forced into receivership.

Also, it is dangerous to young people who are now supposed to be using the proposed Hartmann Complex as their gathering place, which is outside the gates and open to whoever wants to come in to the bar and have a drink. The Community Center, inside the gates, was allowed to deteriorate so much that it had to be destroyed. This is the kind of complete incompetence and untrustworthiness that we are dealing with, and we both hope that you do the right thing and deny any permitting for this ill-conceived project.

There are many more aspects we could address, such as it being in a flood-plain, etc.

Thanks for your kind attention,

Sincerely,

Dr. Will & Madeleine Tuttle
18257 North Shore Drive
Hidden Valley Lake, CA 95467

Kerrian Marriott

From: Dr. Will Tuttle <willtuttle@earthlink.net>
Sent: Monday, March 22, 2021 10:54 AM
To: Eric Porter
Subject: [EXTERNAL] Hidden Valley Lake's Hartmann Complex

Dear Eric,

I am writing to request to be put on the notification list for any meetings or any other information pertaining to the Hidden Valley Lake Hartmann complex.

Thanks!

Also - If I like to submit a brief comment letter about this project to the Lake county Planning Commission, how do I do so?

All best!

Dr. Will Tuttle
Author, The World Peace Diet

Kerrian Marriott

From: Elizabeth Montgomery <elizabethelucidates@gmail.com>
Sent: Friday, March 5, 2021 7:19 AM
To: Eric Porter
Subject: [EXTERNAL] March 25 hearing

Dear Mr. Porter,

I have heard you are the county contact person for a public hearing that will be held on March 25 for the Hartmann project (restaurant, bar, pro shop, and banquet facility) in Hidden Valley Lake. Can you please send me the official notice or a web link where I can see the details? Can the public submit written questions or comments if unable to attend in person? Are details of the project plan available on-line or otherwise? Thank you.

Sincerely,

Elizabeth Montgomery

Eric Porter
Planning Division
Community Development Department
County of Lake
eric.porter@lakecountyca.gov
707-263-2221

Dear Mr. Porter,

Please find comments below on the Hartmann Complex Project (Initial Study IS 14-33, UP 14-11) in Hidden Valley Lake (HVL). We trust you will be able to see which comments are appropriate to the CEQA process and which to the county's process.

1. Inaccurate project description

The Project building is described as housing HOA headquarters. The Hidden Valley Lake Association (HVLA) headquarters are housed in its Administration Building at 18174 Hidden Valley Road and will remain there. The Project building would house a restaurant, bar, banquet center, and golf pro shop. The existence of the bar seems to be omitted throughout the planning documents.

2. Reviewing Agencies

Why is the Central Valley Flood Protection Board not included in the list of reviewing agencies given that the Project is in a high-risk flood hazard zone?

3. Inaccurate timeline of events

The demolition of the existing Greenview facility is described as beginning immediately, while representations to the HVLA membership have been that the existing building will remain operational while the new one is constructed just 255 feet away. This could result in greater than anticipated impacts during the period of overlap in many categories, such as traffic, difficulty of evacuation, increased water quality degradation in the event of a flood, presence of sensitive receptors, more impervious surface area resulting in issues with runoff, etc.

4. Limited public participation in the CEQA process

CEQA encourages robust public participation. Why was there no scoping process after the file for this project lay dormant for four years? How were residents notified of the CEQA comment period? Relying on comments from the year 2015 does not give current Hidden Valley Lake residents sufficient opportunity to participate in the CEQA process. In the time since the original proposal residents have undergone devastating wildfires, flooding, and a pandemic. Circumstances and priorities have changed. This comment letter was only drafted after an internet search was conducted based on an inaccurate rumor about a hearing for the Project being scheduled for March 25, 2021.

5. Consideration of drainage, flooding, and water quality issues is inadequate

The Drainage Study and Hydraulic Analysis (Attachment 6) is very narrow in scope as it only considers the Project site as if it is an isolated piece of land. It provides no context to the issues of flooding and water quality. In fact, it doesn't consider flooding at all.

The stormwater drainage infrastructure in HVL has numerous inadequacies, which are detailed in the HVL Community Service District's Local Hazard Mitigation Plan (CSD LHMP). Some components of the system were only designed for a ten-year flood, such as the flood control area built in 1968 (page 139, CSD LHMP). There is long-standing conflict over the ownership of, and maintenance responsibilities for, various components of the system (Master Storm Drainage Plan, 2000). Both HVLA and the County of Lake are among the disputing parties, with the HVL CSD being the third. Currently no one is maintaining the extensive culvert and ditch system that runs through the community or the Putah Creek side of the levee that runs along Mountain Meadow South. Putah Creek is not considered in the Initial Study, although it is important to the Project site, including as a flood threat. The HVL CSD is awaiting funding to correct a unique and serious problem with the valve gate to a large retention basin which now traps water on the community side of the levee when the water level in Putah Creek gets too high.

There has been repeated flooding in the area, including parts of the Project site. There were 16 state disaster declarations for flooding from 1995 to 2019, most recently in 2005/2006, 2006, 2017 (twice), and 2019. Additional flood events occurred in 2013 and 2015/16. (CSD LHMP)

Two attached photos taken Jan. 8, 2017 show flooding of the current Greenview facility site. A third photo of the same date shows flooded HVL homes.

The CSD LHMP categorizes the risk of localized/stormwater flooding in HVL as follows:

Geographic Extent: Extensive

Probability of Future Occurrences: Highly Likely

Magnitude/Severity: Critical

Significance: High

Climate Change Influence: Medium

First Street Foundation estimates a 94% risk of flooding for the Hartmann Complex project site in the next 15 years, and says risk is increasing. It lists the flooding hazard for the site as 8 out of 10 on its risk scale, in the "severe" category. The HVL Fire Station across Hartmann Road from the Project is in the "extreme" (9-10) category, as are several homes on neighboring Hidden Valley Road.

[https://floodfactor.com/property/19210-hartmann-rd-hidden-valley-lake-](https://floodfactor.com/property/19210-hartmann-rd-hidden-valley-lake-california/609408494_fsid?fbclid=IwAR3DySJc9B0VLM9_qtn9L0Eluo)

[california/609408494_fsid?fbclid=IwAR3DySJc9B0VLM9_qtn9L0Eluo](https://floodfactor.com/property/19210-hartmann-rd-hidden-valley-lake-california/609408494_fsid?fbclid=IwAR3DySJc9B0VLM9_qtn9L0Eluo)
[yN-_y5je15ymVQfYIGok10KnP_EOEId74](https://floodfactor.com/property/19210-hartmann-rd-hidden-valley-lake-california/609408494_fsid?fbclid=IwAR3DySJc9B0VLM9_qtn9L0Eluo)

Putah Creek overtopping the levee is a risk. From the CSD LHMP:

*It was noted that on February 26, 2019 that HVLA and HVLCSD were carefully monitoring flooding conditions of Putah Creek and the HVLCSD retention basin on Mountain Meadow South. Predictions placed Putah Creek at 20.8 feet by 7:00 AM on the morning of the 27th. A notice went out stating that the levee could be overtopped at 21 feet. If that occurs, residents in flood-prone or low-lying areas are advised to evacuate their homes. Prior to that, it is recommended that residents east of Oak Flat Road should consider evacuation by this evening. Other potential areas of flooding include **Greenview Restaurant and adjacent areas**, Fishhook Court, Deer Hollow cul-*

de-sac, and residences near Putah Creek, Gallagher Creek, and Coyote Creek. Ultimately the levee held. (emphasis added)

Review of the Project should include a map locating the Project within the flood hazard zone. It should include a description of how the property will perform in a flood. The distances from the Project building to the three nearby creeks should be stated.

There is a statement on page 137 of the Drainage Study and Hydraulic Analysis that “no offsite drainage improvements were found necessary and none were proposed within this development.” However, no analysis of the offsite drainage systems is presented. In fact, offsite drainage improvements are desperately needed and could very easily have ramifications for the Project. The Project should not go forward until those needed improvements are made.

6. Cumulative Impacts not considered

Under CEQA cumulative impacts of many projects need to be considered. In the vicinity of the Project there are two shopping malls, with a third, within the Valley Oaks subdivision, under construction. Homes are being built within the HVLA subdivision (some with flood modifications required) and many more are planned for Valley Oaks. All told this is a large increase in impervious surface area and in areas that have been or will be elevated above the existing contours of the land. The flow of water in the entire area, including under flood conditions, needs to be considered.

The impact on wildfire evacuation needs to be understood. The Project, taken together with the Valley Oaks project, has the potential to overwhelm the primary escape route during an evacuation. How many people fleeing a wildfire can be expected to safely negotiate the roundabout at the intersection of Hwy. 29 and Hartmann Road? There was gridlock during the Valley Fire evacuation in 2015. The addition of a roundabout alone can not be expected to prevent it from recurring. (See the next section for comments about increased numbers of visitors to the area.)

7. Inaccurate descriptions of trip generation/usage levels

On pages 28 and 29 of the Initial Study it is stated that the Project facility is “expected to primarily accommodate existing guests and patrons,” is “not likely to increase the number of guests that visit the proposed Hartmann Complex or golf facilities,” and will “primarily accommodate existing patrons residing locally in the HVL community.” This is contradicted by 1) representations made to the HVLA membership about attracting a much larger customer base and hosting large gatherings to cover the costs of the facility construction and maintenance, 2) the expansion of the existing facility’s footprint by more than 5,000 square feet, and 3) the increase in the number of parking spaces from approximately 50 to approximately 170. It is illogical that a building being expanded by 63% is designed to accommodate only the same number of patrons and draw from the same limited geographical area. The reasonably projected increase in use of the facilities, if the businesses are not a failure, will increase many environmental impacts, including traffic, disaster evacuation, and water quality degradation in the event of flooding.

The 50% reduction taken to the trip generation estimate based on “many” patrons walking, biking, or using golf-carts to access the facility is an unrealistic overestimation.

8. Project could be harmful to the general welfare of the population and the county

An examination of HVLA finances suggests that the Project may never be completed and that it has the potential to drive the HOA into receivership. This could be financially damaging to residents, HVLA, and even the county. The projected budget for the Project is currently at or above \$8 million. Such projects routinely run 20-30% over budget. According to the most recent analysis, HVLA reserves are already poorly funded at \$6,753,539 or 12.9% of full funding (year’s end 2020, HVLA 2021 Browning Reserve Study). They are projected to drop as low as \$930,822 or 5% of full funding in 2022, during the construction of the proposed Hartmann Complex.

HOA dues for an improved lot in HVL are projected to top \$300/month within four years, and water and sewer fees are also steeply increasing. Two surveys of the HVLA membership indicated that a majority of homeowners would prefer a more modest project to

address the aging Greenview facility. The HVLA Board of Directors has declined to get a vote of membership approval for the currently-proposed Project.

The current Food and Beverage operation at the Greenview facility relies heavily on subsidies from the HVLA membership, as does the golf course. Together these public businesses are approaching needing \$1 million annually in such subsidies. The Food and Beverage operation lost an average of \$10,917 per month in 2019, before the pandemic, and \$23,466 per month in 2020 (HVLA.com website). There have been statements to the membership that construction of the new facility will alleviate this burden, but there has been no detailed budget or business plan outlining how this will occur. It is hard to imagine that the operation will reach break-even anytime soon if the cost of construction is factored in.

Meanwhile, urgent public safety needs are awaiting action. Tree work needed for wildfire safety in common areas of the Association, which was neglected for many years, is being spread over a five year period due to a lack of funding. Brush abatement and removal of dead wood on abandoned lots is considered “cost prohibitive,” according to HVLA General Manager Randy Murphy. Long-standing plans for firebreaks around the community have never been completed. Needed upgrading and maintenance of the stormwater drainage infrastructure that has caused so many floods has no set timetable, no budget, and no clear delineation of responsibilities.

If the Project building and landscaping suffer repetitive losses from flooding HVLA and its residents will be economically harmed. Our preliminary research suggests that purchasing sufficient flood insurance for the Project building may not be possible. High Associates states, “Flood insurance is typically available through commercial property insurance policies if the property is NOT located in a Special Flood Hazard or Coastal High Hazard area as designated in the flood zone maps. These maps are developed by the Federal Emergency Management Agency (FEMA). Flood insurance can be obtained from the National Flood Insurance Program (NFIP) for low-to-moderate risk property, high-risk flood area property and/or when coverage is not provided in your commercial property policy. The NFIP is overseen by FEMA. For commercial real estate, NFIP coverage may be purchased on the building and/or the

contents up to a maximum limit of \$500,000 for each.”

https://www.highassociates.com/news/understanding-flood-risk-for-your-commercial-real-estate/?fbclid=IwAR1LO04kkS_jpMCly3PsZ8LJaz-bMwW5V0Q61ympQfc7IXRVfrely6c_QYI

Are you able to confirm that cost-effective flood insurance is available for the Project building?

Liability issues could result in lawsuits that would cause harm. Lake County residents would ultimately be responsible for damages awarded in such suits. These issues include the possibility of injury or death in the event of wildfire or flooding.

Below are a FEMA flood map and three photos of flooding in HVL on Jan. 8, 2017. The location of the proposed Hartmann Complex is indicated by the red pin within the high-risk AO flood hazard zone on the FEMA map. The first two photos show the Greenview Restaurant.

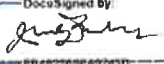
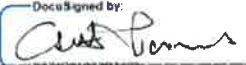
Thank you for reading and responding to the above comments. An acknowledgement of receipt of this communication would be appreciated.

Sincerely,
HVL Now and the undersigned HVL homeowners

HVL Now Board Of Directors

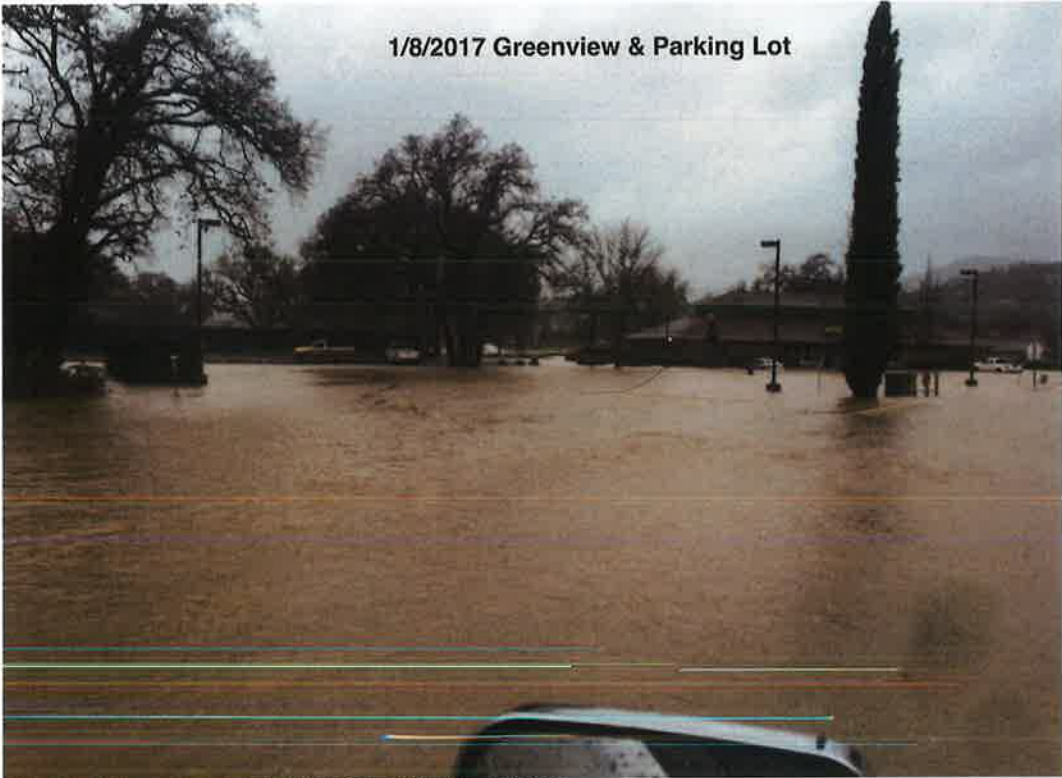
Barbara Jenichen – President
Kevin Harvey – Vice President
Bence Gerber – Treasurer
Christina Vieira – Secretary

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DocuSigned by: 	3/21/2021
DocuSigned by: Will Fergusson	3/21/2021
DocuSigned by: Johy Womack	3/21/2021
DocuSigned by: 	3/21/2021
DocuSigned by: Justin Womack	3/21/2021
DocuSigned by: Elizabeth Montgomery	3/21/2021
DocuSigned by: Barbara Jewichen	3/21/2021
DocuSigned by: Christina Vieira	3/21/2021
DocuSigned by: Claudia Munoz Carstens	3/22/2021
DocuSigned by: 	3/22/2021
DocuSigned by: 	3/22/2021
DocuSigned by: Janice Hindermann	3/22/2021
DocuSigned by: Judith Oliver	3/22/2021
DocuSigned by: Jon Carstens	3/22/2021
DocuSigned by: Jeffrey Lee Walls	3/22/2021
DocuSigned by: 	3/22/2021
DocuSigned by: Reginald Meirlaen	3/22/2021
DocuSigned by: Laura Ann Meirlaen	3/22/2021
DocuSigned by: Daniel Isaac	3/22/2021

DocuSigned by: Dustin Farnes	3/23/2021
DocuSigned by: Bruce Gerber	3/23/2021
DocuSigned by: 	3/23/2021
DocuSigned by: Ian McElley	3/23/2021
DocuSigned by: Tom Sutton	3/23/2021
DocuSigned by: Neil Tuckin	3/23/2021
DocuSigned by: Betty Lanhorn	3/23/2021
DocuSigned by: Cynthia Helliwell	3/23/2021
DocuSigned by: 	3/23/2021
DocuSigned by: Kevin Harvey	3/21/2021
DocuSigned by: Herbert Bettin	3/23/2021
DocuSigned by: Elaine Zacher	3/23/2021
DocuSigned by: Ron Spinetti	3/24/2021
DocuSigned by: Carolyn Graham	3/24/2021



1/8/2017 Greenview & Parking Lot



1/8/2017 Gold Flat Court



Kerrian Marriott

From: James Boyer <jrboyer@pacbell.net>
Sent: Sunday, March 21, 2021 5:47 PM
To: Eric Porter
Subject: [EXTERNAL] Stop the Hartman project

Has not under gone an enviromental impact study, as well as it wasn't approved by 67% of homeowners

Sent from James' iPhone 7

Kerrian Marriott

From: Patricia Bard <pat@montelena.com>
Sent: Monday, March 22, 2021 10:31 AM
To: Eric Porter
Subject: [EXTERNAL] Hartmann Complex Project

Importance: High

Good Morning,

I have signed a letter opposing the Hartmann Complex Project that the Facebook Group, HVLNow, has put together but I also wanted to write to you personally to express my vigorous opposition to this poorly-planned, completely unnecessary project.

An **\$8 MILLION+** project for a complex that ***the majority of HVL residents don't want*** is absurd. It would be absurd in the best of times but even more so given the economic downturns of the last year.

The Greenview Restaurant is not supported by the Membership; the subsidy monies that have been used to keep it afloat ***for years*** bear this out.

The HVL GM and the Board of Directors have refused to take a membership vote on this project even though many requests have been made to do so. Why is that? They know the project is ***not supported by the membership***, that's why.

I have lived in HVL for 15 years, own my home there. My husband passed away unexpectedly in 2017; I have been trying to stay afloat on one income ever since then. I am planning to retire in 2 years at the age of 70; I will be on a limited fixed income after I retire.

The HVL HOA dues and the water/sewer charges increase every year. If this new project goes forward, these fees will undoubtedly go up exponentially. ***I will be forced out of my home.*** And, for what? A restaurant/golf complex that I will never use, along with most of my neighbors.

Please take seriously the impacts this project will have on HVL residents, many of whom are retired on fixed incomes. This project is a complete boondoggle, pushed thru by a ***minority*** hell-bent on forcing it on the ***majority*** who don't want it but will be ***forced to pay for it*** for years to come!

Thank you for your time and consideration,
Pat

Patricia Bard
Executive Assistant
pat@montelena.com



CHATEAU MONTELENA WINERY
Phone 707-942-5105, ext. 210

Kerrian Marriott

From: Patricia Bard <pat@montelena.com>
Sent: Sunday, March 21, 2021 1:55 PM
To: Eric Porter
Subject: [EXTERNAL] Hartmann Complex Project

Hello Sir ~

I was told that if I want to send a letter expressing my opposition to the Hidden Valley Hartmann Complex project, I should write to you for information on how to do that; can you help me? Also, I would like to receive notifications when this project is up for a Hearing.

Thank you,
Patricia Bard
pat@montelena.com

Sent from my iPhone

Kerrian Marriott

From: Izabela & Paul Rickett <izzyandpaul@gmail.com>
Sent: Wednesday, March 24, 2021 3:15 PM
To: Eric Porter
Subject: [EXTERNAL] HVLA Hartmann Building

Hello Eric

My name is Paul Rickett. My wife and I live in Hidden Valley Lake, CA. I was given your contact information as a person with some authority over the decision to move forward with the proposed Hartmann Building, to replace our aging Greenview Restaurant. I am very much for this project.

Our community is growing and we need to invest in it for the future. This restaurant and event space, the Hartmann is going to be a much needed venue for us. We look forward to eating there, holding parties and banquets, weddings and other parties and dinners, club meetings, events, etc. The Greenview has a long history but we simply outgrew it and it is showing it's age. We need a new space.

Also, we need to raise the overall property values of our homes and offer new interested buyers who are looking to move here, and to show them options that are competitive with other places like Napa, Sonoma, Calistoga, etc. In order for South Lake County to grow and prosper, we need this Hartmann development and many others like it. I fully support the investment of builders in Guenoc for the Maha development from the Lotus group. Also support Valley Oaks and the new Grocery Outlet and other housing. I am all for building better in Hidden Valley and Middletown.

Please quickly approve this and encourage your colleagues at the county to get behind it and other developments like it. Lake County is so much behind the rest of California when it comes to investment and growth. We need the jobs, the dining options, the beauty of new construction and safety that a modern structure will afford us. The alternative is to close the Greenview and move backwards towards stagnation. Please help us not let that happen.

Thank you for considering.

Paul Rickett
Food and Beverage Committee Member, HVLA
209-809-6590

With warm regards,

Izabela & Paul

Kerrian Marriott

From: Sandy <sandybayles@mchsi.com>
Sent: Sunday, March 21, 2021 5:30 PM
To: Eric Porter
Subject: [EXTERNAL] HVLA Restaurant Rebuild

I was living here when the parking lot of the Greenview Restaurant at HVLA was flooded. They plan to build another behind the existing location, and I believe the land location is too low, and it would be a mistake. How do I get the opportunity to comment on the environmental report?

sandybayles@mchi.com

cell 707-355-1944

Kerrian Marriott

From: Randy Murphy <gm@hvla.com>
Sent: Monday, March 22, 2021 5:42 PM
To: Eric Porter
Subject: [EXTERNAL] FW: Hartman Project

Had to share. Obviously not everyone agrees with the naysayers.

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

From: Dennis Morris <dennybass@sbcglobal.net>
Sent: Sunday, March 21, 2021 9:41 PM
To: info@hvlnow.com
Cc: Randy Murphy <gm@hvla.com>
Subject: Hartman Project

To whom it may concern,

I have received your opposition letter and attachments to the Hartmann Project. Upon review I have determined that your opposition has no merit and should be summarily rejected. As a retired lawyer also with a Masters Degree that was granted with a thesis entitled "Environmental Review in the Bay Area" I find your opposition disingenuous.

I have had my property in Hvl for 29 years and have observed the many ups and downs within our community over the years. I remember the years when the various amenities in Hvl were allowed to deteriorate such as the Community Center that needed to be demolished because of lack of preventative maintenance and just plain outliving it's designed lifespan. So too for the Hartmann Project building which will probably be redtagged within a short time. It has outlived its usefulness. I take great umbrage to misrepresentations in your letter. The Board is under a legal duty to maintain the amenities of our Association. To not build this new building is a dereliction of the

Board's fiduciary duties. This project has been properly presented to and passed by the residents of HVL. Please drop your opposition to the Hartmann Project!

Proud Homeowner in HVL

Dennis J. Morris
Attorney at Law
Retired

Sent from my iPhone

Kerrian Marriott

From: Teresa Cook-Jackson <TeresaLynnCook@hotmail.com>
Sent: Thursday, March 25, 2021 9:45 AM
To: Eric Porter
Subject: [EXTERNAL] HVLA Home Owner

Good Morning Mr. Porter,

I am writing to you regarding the Hartman Project in Hidden Valley Lake, I am a Home Owner and the Committee Chairman for the Hidden Valley Lake Food & Beverage Committee. Our committee is an Oversight Committee dedicated to keeping our eyes and ears open to the community as well as keeping the community aware of actual facts and figures. Unfortunately, the negative comments stand out more than the positive, I fear. I believe this is happening now with this project. Last year there was a recall of Board Members over this issue in which the community spoke loud and clear with their votes. They voted No on the recall meaning they supported the Hartman Project.

As a proud property owner, I want our amenities to be well maintained or replaced as needed. This continues to add value to our home. I know our Board has worked tirelessly on this as have the Food & Beverage Committee and the Building Committee. As you know the cost of building in Lake County has gone up astronomically since the 2015 fires and because there have been so many delays within the gates the costs will continue to go up if we do not break ground soon. Most homeowners understand the longer we wait the more costly it will be.

We currently have a fabulous Management Team in the Operations of the Greenview and I am hoping we will be able to move forward with this team into the new facility known as the Hartman Project in the very near future. Moving forward with this project is a positive for our community and beyond.

Thank you & I appreciate your time in hearing my Pro Hartman Project words.

Best regards,
Teresa L Cook-Jackson
HVLA Chairman F&B Committee
Home Owner

Kerrian Marriott

From: Shirley Foster <sfbooks16@gmail.com>
Sent: Sunday, March 28, 2021 8:12 AM
To: Eric Porter
Subject: [EXTERNAL] Major Use Permit (UP 14-09)

Eric Porter, Planner

RE: Major Use Permit (UP 14-09)

Project: Demolition of existing building and construction of the new Hartmann Complex at 19201 Hartmann Road, Hidden Valley Lake

I'm writing IN FAVOR of approving this project. I have lived in Hidden Valley Lake for almost 20 years. This facility has continued to deteriorate and become very expensive to maintain and repair. It no longer serves the needs of our growing and changing community.

The new facility will enhance Hidden Valley Lake and Southern Lake County in several ways including creating jobs, improving property values, and increasing visitors (tourism dollars).

Let's do this thing and start building a future we can be proud of!

Sincerely,
Shirley Foster, Bookkeeper
Treasurer, Middletown Area Merchants Association
Certified Tourism Ambassador
18965 Spyglass Road
Hidden Valley Lake, CA
707 533 7405