



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

DISTRIBUTION DATE: September 4, 2020

REQUEST FOR REVIEW FOR SUFFICIENCY

___ AG. COMMISSIONER	___ FIRE PROTECTION DIST:	___ CA DEPT FISH & WDLF
___ AIR QUALITY MGMT	___ @ Kelseyville	___ CALTRANS
___ @ ASSESSOR	___ Lake County	___ STATE LANDS COMM.
___ BUILDING DIVISION	___ Lake Pillsbury	___ CRWQCB
___ @ DPW - ROADS	___ Lakeport	___ STATE DEPT. OF HEALTH
___ @ ENVIRON HEALTH	___ Northshore	___ @ SONOMA STATE
___ LAKEBED MANAGEMENT	___ South Lake County	___ NW INFORMATION CENTER
___ PUBLIC SERVICES	___ @ CalFire	___ ARMY CORPS
___ SHERIFF	___	___ BLM
___ SPECIAL DISTRICTS	___	___ CALCANNABIS
___ @ SURVEYOR	___ PG&E	___ GRADING
___ @ TAX COLLECTOR	___ HOA	___
___ WASTE DISPOSAL	___ WATER CO	___ US FISH & WILDLIFE SVC
___ @ WATER RESOURCES	___ OTHER	___ US FOREST SERVICE

FROM: Victoria Kim, Assistant Planner
REQUEST: Rezone, RZ 20-02; General Plan Amendment, GPAP 20-02; Initial Study, IS 20-91
APPLICANT: Greg Hanson
21262 Morgan Valley Road, Lower Lake, CA 95457

APNs: 008-038-17 and 008-038-44
LOCATION: 3555 and 3445 Big Valley Road, Kelseyville, CA 95451

ZONING: "A" Agricultural District
GENERAL PLAN: Agriculture
HAZARDS: Project Parcel Located within Local Responsibility Area
FLOOD ZONE: "X" Areas of minimal flooding – not in a special hazard area
SOIL STABILITY: Generally stable
SOIL: No Serpentine Soil
PREVIOUS PERMITS: Zoning Clearance (ZC 19-45); Grading Exemption (GE 19-23);
Minor Use Permit (MUP 17-10)
EXISTING-DEVELOPMENT: Agricultural and Residential Buildings

PROPOSAL:

Rezone Request

- The applicant is requesting approval of a rezone of ± 7 acres of APN 008-038-17 and 44 from "A" Agricultural District to "M2" Heavy Industrial District

General Plan Amendment

- The applicant is requesting approval of a General Plan Amendment of APN 008-038-17 and 44 from "A" Agriculture to "I" Industrial.

Please refer to attached Supplemental Data, Rezoning Map, and Application documents for further information.

Please advise us if additional information is needed, which permits are required from your agency (if any), and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than September 18, 2020. Please email your comments to victoria.kim@lakecountycal.gov or mail them to the address listed in the letterhead above.

COMMENTS: See attached memo

NAME Dana Cloninger DATE 12-15-2020
cc: 4 Supervisorial District (RFR Only) Scotts Redbud Audubon
Other (Examples: Sierra Club / HOA / Farm Bureau / etc.) (RFR Only)



COUNTY OF LAKE
Health Services Department
Environmental Health Division
922 Bevins Court
Lakeport, California 95453-9739
Telephone 707/263-1164
FAX 707/263-1681

Denise Pomeroy
Health Services Director

Gary Pace, MD, MPH
Health Officer

Craig Wetherbee
Environmental Health Director

Promoting an Optimal State of Wellness in Lake County

Memorandum

DATE: December 15, 2020
TO: Sateur Ham, Assistant Planner I
FROM: Donna Cloninger, Environmental Health Aide
RE: Rezone RX 20-02; General Plan Amendment, GPAP
20-02; IS 20-91
APN: 008-038-17 3555 Big Valley Rd, Kelseyville
008-038-44 3445 Big Valley Rd, Kelseyville

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

008-038-44: Environmental Health has on file a 1988 Site Evaluation; a 1988 Septic Permit (9334-S) designed to service a 2 bedroom residence; a 1989 Site Evaluation for a repair permit; a 1989 Septic Repair Permit (9673-S) designed to service a labor camp; a 1997 Septic Alteration Permit (12365-A) designed to service a 4 bedroom mobile home; a 2017 CDD Review for an agricultural building; a 2019 Ag Exempt Building Permit sign off for an Ag building.

At this time, Environmental Health has no concerns regarding the rezoning of the parcel.



COUNTY OF LAKE
HEALTH SERVICES
prevent.promote.protect.

Sateur Ham

From: Rymer-Burnett, Saskia@DOT <Saskia.Rymer-Burnett@dot.ca.gov>
Sent: Wednesday, January 6, 2021 2:22 PM
To: Sateur Ham
Cc: Jackman, Rex A@DOT
Subject: [EXTERNAL] Hanson GPA, Rezone (GPAP, RZ 20-02) Big Valley Rd, Kelseyville (LAK-29-36.066)

Good Afternoon Sateur,

We reviewed the proposed Hanson General Plan Amendment and Rezone project (GPAP, RZ 20-02), and Initial Study on the CEQA website. The project is located 3445 ad 3555 Big Valley Road in Kelseyville.

The Hanson property is located in relatively close proximity to the SR 29/Merritt intersection, however as no development is proposed we see no transportation impacts and have no comments on this project. Please note that if any future subdivision or development is proposed for this property we recommend referring the project to the District.

Thank you,

Saskia Rymer Burnett

Caltrans District 1 - *Working remotely.*

Transportation Planning

(707) 689-6889

Cell: (707) 499-6871

saskia.rymer-burnett@dot.ca.gov

Sateur Ham

From: Gordon Haggitt
Sent: Monday, December 14, 2020 10:52 AM
To: Sateur Ham
Subject: RE: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (IS 20-91)

Sateur: I believe I've already looked at the rezone map and made comments regarding the map.

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

From: Sateur Ham
Sent: Thursday, December 10, 2020 4:06 PM
Subject: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (IS 20-91)

Hello,

This email is in regards to the Notice of Intent (NOI) to adopt a Negative Declaration for General Plan Amendment (GPAP 20-02), Rezone (RZ 20-02), and Initial Study (IS 20-91) located on: 3555 and 3445 Big Valley Road, Kelseyville, CA 95451; 008-038-17 & 008-038-44. 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. Additional documents are located in State Clearinghouse- SCH Number: 2020120193.

The public review period for the respective proposed Negative Declaration based on Initial Study IS 20-91 will begin on December 10, 2020 and end on January 14, 2021. You are encouraged to submit written comments regarding the proposed 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.

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: Monday, January 25, 2021 1:15 PM
To: Sateur Ham
Cc: Eric Porter; Toccarra Thomas; Scott DeLeon
Subject: RE: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (IS 20-91)
Attachments: Notice of Intent-Hanson Rezone.pdf; Greg Hanson Initial Study.pdf

Sateur,

I have no comment on the attached NOI or the intent to rezone 7 acres near Kelseyville from A to M2 except for the following:

1. Currently, the County's Travel Demand Model (TDM) is being updated. Any large developments, or significant changes in zoning should be updated in the model for the associated TAZ (traffic analysis zone). The contact for modifications to Lake County's TDM is:
Lisa Hockaday
Transportation Engineer
Caltrans District 1 System Planning
1656 Union Street
Eureka, CA 95501
(707) 684-6883 (cell)

Please let me know if you have any questions.

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: Thursday, December 10, 2020 4:06 PM
Subject: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (IS 20-91)

Hello,

This email is in regards to the Notice of Intent (NOI) to adopt a Negative Declaration for General Plan Amendment (GPAP 20-02), Rezone (RZ 20-02), and Initial Study (IS 20-91) located on: 3555 and 3445 Big Valley Road, Kelseyville, CA 95451; 008-038-17 & 008-038-44. 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. Additional documents are located in State Clearinghouse- SCH Number: 2020120193.

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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.

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



3555 N. Main Street - PO Box 370 - Kelseyville, Lake County - CA 95451
Voice 707-279-4297 - Fax 707-279-9909

To: Community Development Department

Reply to GPAP 20-02 Rezone RZ 20-02, Initial Study (IS 20-91)

I received a notice of Intent regarding the request to adopt the Mitigated Negative Declaration regarding the Greg Hanson General Plan Amendment & Rezone.

I am opposed to the GPA & RZ. This property in its entirety is outside of the Community Growth Boundaries for the Kelseyville Area. Some years ago, I went through the same process of rezoning AG to PDC for two parcels I purchased. One of those parcels is a neighboring parcel to the Hansen parcels.

The process for myself to Rezone property that was INSIDE the community growth boundary (CGB) was; a Use Permit and a full LAFCO process application. The Hanson project is across the street from the same type zoning as being requested, I get that. Consequently, the property I purchased also had that same distinction of like zoning across the street, but that had no bearing on the counties and Agricultural communities' position in regards to the rezone I was proposing. In other words, well the other side of the street is commercial so it should be good on this side of the street, as an example.

There are two AP #'s referred to in your Notice APN No.: 008-038-17 & 008-038-44. According to the Lake County GIS Map the 8-038-17 parcel is 2.23 acres assessed and the 8-038-44 parcel is 38.54 acres assessed. The Notice is referring to +/- 7 acres. Therefore, I don't see which 7 acres this notice is referring to. It does say that these two parcels are one legal parcel. That would make this a 40.77-acre parcel, according to the information that is available to me on the counties GIS site.

Therefore, I am assuming that Mr. Hanson is planning to do a lot line adjustment and break off a 7-acre parcel that borders big valley Road and turn that into a +/- 7-acre parcel.

I find this notice is lacking a great deal of information. There is not a 7-acre parcel that I can see, there is not an explanation of how he intends to create this 7-acre parcel, there is not a description of intended uses or proposed intended uses for the project. Will the site need Utilities? Water, sewer, Stormwater??

When I rezoned my property, I was only allowed PDC zoning. The county was very interested in future uses for the property and those uses went before the public with the Use Permit process and a LAFCO application. I went through the entire process and now have Sewer, Water, Strom water retention and



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3555 N. Main Street - PO Box 370 - Kelseyville, Lake County - CA 95451
Voice 707-279-4297 - Fax 707-279-9909

drainage on both of my parcels. With much work and almost a 4-year process. It does not seem appropriate that Mr. Hanson be allowed to just break off a parcel of land, rezone it with a Mitigated Negative Declaration, and move on with no other processes than this MND.

With this project currently outside of the CGB. There is no basis to change the zoning. In my opinion this type of action could open a window for anyone who has an odd shaped, small or not usable parcel for AG to just request a rezone and rightly so. There is still plenty of commercial zoning available in Kelseyville that is not developed.

The conversion of Ag Land to anything, in Lake County is and has always been done with great care and consideration. The applicant Mr. Hanson of all people I know understands this as he was one of the most outspoken opponents to my project and request for Rezone.

Until there is a General Plan update and or a change in the CGB boundaries, I cannot see this type of zone change being approved. Even when and if this property someday is added to and included in the Community Growth Boundary it will still require the same UP & LAFCO processes to be rezoned. If this Rezone were allowed how then could the county deny other applicants the same result.

Thank you for your time and consideration in this matter. Please feel free to reach out to me with any questions or concerns.

Best Regards,

Mark Borghesani

President, CEO Kelseyville Lumber

707-279-6214 direct

mborghesani@kvlumber.com



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Sateur Ham

From: Fahmy Attar <FahmyA@lcaqmd.net>
Sent: Friday, December 11, 2020 3:10 PM
To: Sateur Ham
Subject: Re: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (IS 20-91)

Hello,

For a Cannabis operation site, here is a list of Air Quality requirements that may be applicable to the site:

1. Off-site odor impacts should be mitigated to minimize nuisance to nearby residences, property, and public roads.
2. Any manufacturing or delivery Cannabis operations must comply with LCAQMD rules and regulations. An application must be submitted. Contact LCAQMD for more details.
3. Any demolition or renovation is subject to the Federal National Emissions Standard for Hazardous Air Pollutants (NESHAP) for asbestos in buildings requires asbestos inspections by a Certified Asbestos Consultant for all major renovations and all demolition. An Asbestos Notification Form with the Asbestos inspection report must be submitted to the District at least 14 days prior to beginning any demolition work. The applicant must contact the District for more details and proper approvals. Regardless of asbestos content or reporting requirements all demolition and renovation activities should use adequate water/ amended water to prevent dust generation and nuisance conditions.
4. Construction activities that involve pavement, masonry, sand, gravel, grading, and other activities that could produce airborne particulate should be conducted with adequate dust controls to minimize airborne emissions. A dust mitigation plan may be required should the applicant fail to maintain adequate dust controls.
5. If construction or site activities are conducted within Serpentine soils, a Serpentine Control Plan may be required. Any parcel with Serpentine soils must obtain proper approvals from LCAQMD prior to beginning any construction activities. Contact LCAQMD for more details.
6. All engines must notify LCAQMD prior to beginning construction activities and prior to engine Use. Mobile diesel equipment used for construction and/or maintenance must be in compliance with State registration requirements. All equipment units must meet Federal, State and local requirements. All equipment units must meet RICE NESHAP/NSPS requirements including proper maintenance to minimize airborne emissions and proper record-keeping of all activities, all units must meet the State Air Toxic Control Measures for CI engines, and must meet local regulations. Contact LCAQMD for more details.
7. Site development, vegetation disposal, and site operation shall not create nuisance odors or dust. During the site preparation phase, the District recommends that any removed vegetation be chipped and spread for ground cover and erosion control. Burning is not allowed on commercial property, materials generated from the commercial operation, and waste material from construction debris, must not be burned as a means of disposal.
8. Significant dust may be generated from increase vehicle traffic if driveways and parking areas are not adequately surfaced. Surfacing standards should be included as a requirement in the use permit to minimize dust impacts to the public, visitors, and road traffic. At a minimum, the District recommends chip seal as a

temporary measure for primary access roads and parking. Paving with asphaltic concrete is preferred and should be required for long term occupancy. All areas subject to semi truck / trailer traffic should require asphaltic concrete paving or equivalent to prevent fugitive dust generation. Gravel surfacing may be adequate for low use driveways and overflow parking areas, however, gravel surfaces require more maintenance to achieve dust control, and permit conditions should require regular palliative treatment if gravel is utilized. White rock is not suitable for surfacing (and should be prohibited in the permit) because of its tendency to break down and create excessive dust. Grading and re-graveling roads should utilizing water trucks if necessary, reduce travel times through efficient time management and consolidating solid waste removal/supply deliveries, and speed limits.

Best Regards,

Fahmy Attar

Air Quality Engineer

Lake County Air Quality Management District

2617 S. Main Street, Lakeport, CA, 95453

(707) 533-3469 | fahmya@lcaqmd.net

On Dec 10, 2020, at 4:05 PM, Sateur Ham <Sateur.Ham@lakecountyca.gov> wrote:

Hello,

This email is in regards to the Notice of Intent (NOI) to adopt a Negative Declaration for General Plan Amendment (GPAP 20-02), Rezone (RZ 20-02), and Initial Study (IS 20-91) located on: 3555 and 3445 Big Valley Road, Kelseyville, CA 95451; 008-038-17 & 008-038-44. 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. Additional documents are located in State Clearinghouse- SCH Number: 2020120193.

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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

<Notice of Intent-Hanson Rezone.pdf><Greg Hanson Initial Study.pdf>

Sateur Ham

From: Lori Baca
Sent: Wednesday, December 16, 2020 3:04 PM
To: Sateur Ham
Subject: RE: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (IS 20-91)

Sateur,

Parcels 008-038-17 is within KCWWD#3 service boundaries for water service and 008-038-44 is just outside of KCWWD#3 boundaries, according LAFCO.

If there is no development proposed at this time then there will be no impact to KCWWD#3.

Happy Wednesday!

Lori A. Baca
Customer Service Coordinator
Lori.Baca@lakecountyca.gov
Office Number (707) 263-0119
Fax (707) 263-3836



From: Sateur Ham
Sent: Thursday, December 10, 2020 4:06 PM
Subject: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (IS 20-91)

Hello,

This email is in regards to the Notice of Intent (NOI) to adopt a Negative Declaration for General Plan Amendment (GPAP 20-02), Rezone (RZ 20-02), and Initial Study (IS 20-91) located on: 3555 and 3445 Big Valley Road, Kelseyville, CA 95451; 008-038-17 & 008-038-44. 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. Additional documents are located in State Clearinghouse- SCH Number: 2020120193.

The public review period for the respective proposed Negative Declaration based on Initial Study IS 20-91 will begin on December 10, 2020 and end on January 14, 2021. You are encouraged to submit written comments regarding the proposed 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.

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

- ☒ County Clerk
- ☒ Interested Parties

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

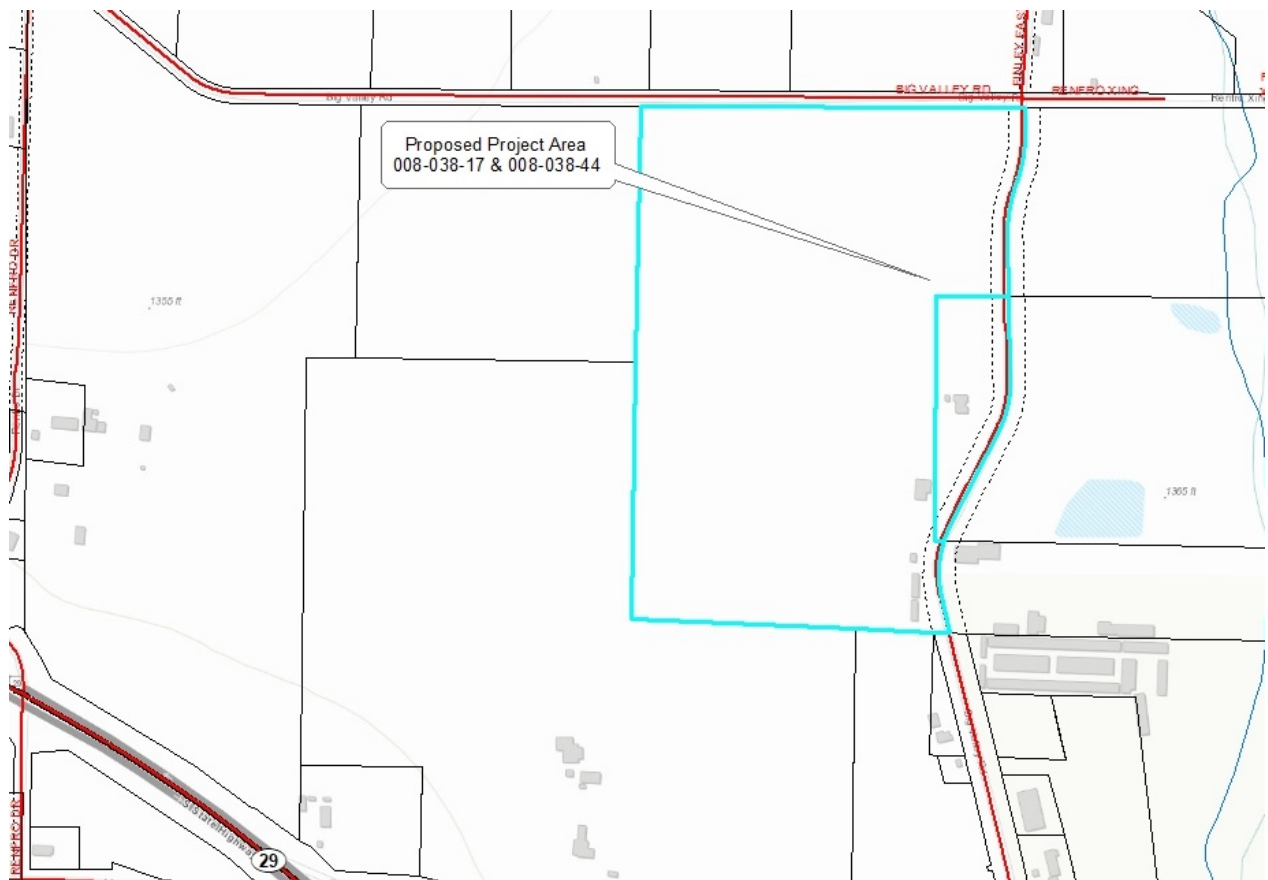
Project Title: Greg Hanson General Plan Amendment and Rezone; General Plan Amendment (GPAP 20-02), Rezone (RZ 20-02), Initial Study (IS 20-91)

Project Location: 3555 and 3445 Big Valley Road, Kelseyville, CA 95451

APN No.: 008-038-17 & 008-038-44

Project Description: According to the applicant, due to the location of the project parcels and it being located adjacent to a Community Growth Boundary and the current and emerging regulations for the development of agricultural uses, it has made it difficult or impossible for the small portion of approximately +/- 7 acres (undeveloped) of land to be developed with an agricultural use (vineyard, orchard, hemp, etc.). Therefore, the applicant is requesting a Rezone from "A" Agricultural" to split-zone approximately +/- 7 acres to "A-M2" Heavy Industrial, and General Plan Amendment from "Agricultural" to "Agricultural-Industrial" of undeveloped land for accessor parcel numbers 008-038-17 and 008-038-44 (parcel contains two parcel numbers for tax purposes but it is one legal parcel per the County Surveyor). The "A" zoning and Agriculture land use designation for the remaining portion of the parcels will remain. No development is proposed. SCH Number: 2020120193

The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study IS 18-68 will begin on December 10, 2020 and end on January 14, 2021. 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.



Vicinity map for proposed parcel map project

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE

HUMBOLDT
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MARIN
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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>

September 16, 2020

File No.: 20-0446

Victoria Kim, Assistant Planner
County of Lake
Community Development Department
255 N. Forbes Street
Lakeport, CA. 95453

re: County File Numbers RZ 20-02; GPAP 20-02; IS 20-91 / 21262 Morgan Valley Road, Lower Lake, CA 95457 /
Hanson

Dear Victoria Kim:

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

Project Description:

Rezone Request The applicant is requesting approval of a rezone of +7 acres of APN 008-038-17 and 44 from "A" Agricultural District to "M2" Heavy Industrial District

General Plan Amendment The applicant is requesting approval of a General Plan Amendment of APN 008-038-17 and 44 from "A" Agriculture to "I" Industrial.

Previous Studies:

XX This office has no record of any previous cultural resource studies by a professional archaeologist or architectural historian for the proposed project area (*see recommendations below*).

Archaeological and Native American Resources Recommendations:

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

XX As per Senate Bill 18 (Chapter 905, Statutes of 2004), local governments are required to consult with California Native American tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning process. These consultation and notice requirements apply to adoption and amendment of general plans (defined in Government Code §65300 et seq.). Each time a local

government considers a proposal to adopt or amend the general plan, they are required to contact the appropriate tribes identified by the Native American Heritage Commission.

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

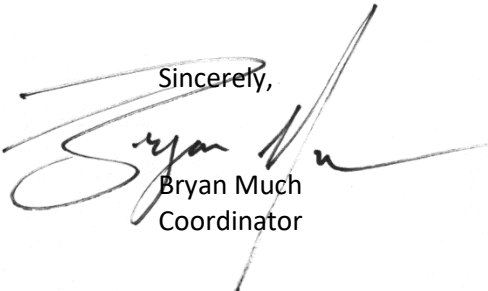
Built Environment Recommendations:

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

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

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

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

Sincerely,

Bryan Much
Coordinator

From: [Gordon Haggitt](#)
To: [Victoria Kim](#)
Subject: RE: Request for Review for Sufficiency (RZ 20-02; GPAP 20-02; IS 20-91)
Date: Friday, September 25, 2020 9:30:58 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)
[20200925113235.pdf](#)

Sorry Victoria – I missed this one. The applicant will have to supply us with a rezone map for the PC and Board to approve. Instructions should be on the rezone application. I have attached a sample map.

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

From: Victoria Kim
Sent: Friday, September 04, 2020 11:02 AM
To: Victoria Kim <Victoria.Kim@lakecountyca.gov>
Subject: Request for Review for Sufficiency (RZ 20-02; GPAP 20-02; IS 20-91)

Good morning,

Please review attached and give any comments by September 18, 2020.

Thank you,



Victoria Kim
Assistant Planner
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221
Fax: (707) 262-1843
Email: victoria.kim@lakecountyca.gov
STAY CONNECTED:



Sateur Ham

From: Mary Camp <admin@rvrpomo.net>
Sent: Thursday, December 10, 2020 5:03 PM
To: Sateur Ham
Subject: [EXTERNAL] RE: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (IS 20-91)

Redwood Valley thanks you for the notice. We would defer to any review, comments or concerns from Big Valley Rancheria.

From: Sateur Ham <Sateur.Ham@lakecountycal.gov>
Sent: Thursday, December 10, 2020 4:06 PM
Subject: Notice of Intent to Adopt a Mitigated Negative Declaration and Initial Study (IS 20-91)

Hello,

This email is in regards to the Notice of Intent (NOI) to adopt a Negative Declaration for General Plan Amendment (GPAP 20-02), Rezone (RZ 20-02), and Initial Study (IS 20-91) located on: 3555 and 3445 Big Valley Road, Kelseyville, CA 95451; 008-038-17 & 008-038-44. 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. Additional documents are located in State Clearinghouse- SCH Number: 2020120193.

The public review period for the respective proposed Negative Declaration based on Initial Study IS 20-91 will begin on December 10, 2020 and end on January 14, 2021. You are encouraged to submit written comments regarding the proposed 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.

Sateur Ham

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

Sateur Ham

From: ellen h <oakhillholler@yahoo.com>
Sent: Wednesday, May 5, 2021 6:35 AM
To: Sateur Ham
Subject: [EXTERNAL] 3555 and 3445 Big Valley Road, Kelseyville, CA 95451; APN(s): 008-038-17 & 008-038-44.

Good morning.

I saw this on Lakeconews.com.

Proposed Project: The applicant is requesting a split rezone of approximately +/- 7 acres from "A" Agriculture to "A-M2" Agriculture-Heavy Industrial, and General Plan Amendment from "A" Agriculture to "A-I" Agriculture-Industrial of undeveloped land on two parcels under one legal lot.

If I am reading this correctly this property will be removed from Ag land to become buildings/businesses. Is my understanding correct?

If it is, I am against the change. Ag land is valuable. There is already enough traffic and congestion in that area. I commute by bicycle to work during non-Covid times. That is one of the most dangerous areas of my commute. People pull out the driveways paying no attention to me. Drivers on Big Valley are in such a hurry to get to their destination that they put my life in jeopardy passing to closely. If such a change is going to happen in that area then the road needs to be widened so that it is safe.

thank you,

ellen hardenburger
Kelseyville, CA

p.s. I would prefer putting up the hemp crop odors over more buildings.



**HABEMATOLEL POMO
CULTURAL RESOURCES**

May 7, 2021

Lake County Dept. of Community Development
Attn: Sateur Ham, Assistant Planner
255 N. Forbes St.
Lakeport, CA 95453

RE: Greg Hanson General Plan Amendment and Rezone Project

Dear Ms. Sateur Ham:

Thank you for your project notification letter dated February 22, 2021, regarding cultural information on or near the proposed 3555 and 3445 Big Valley Road, Kelseyville, Lake County. We appreciate your effort to contact us.

The Habematolel Pomo Cultural Resources Department has reviewed the project and concluded that it is not within the aboriginal territories of the Habematolel Pomo of Upper Lake. Therefore, we respectfully decline any comment on this project. However, based on the information provided, please defer correspondence to the following:

Big Valley Band of Pomo Indian
Ron Montez Sr.: THPO
Tribal Historic Preservation Officer
2726 Mission Rancheria Rd
Lakeport, CA 95453

Please refer to identification number HP-20210505-01 in any future correspondence with Habematolel Pomo of Upper Lake concerning this project.

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

Sincerely,

A handwritten signature in blue ink that reads "Robert Geary". The signature is fluid and cursive, with the first name "Robert" being more prominent than the last name "Geary".

Robert Geary
Tribal Historic Preservation Officer

HABEMATOLEL POMO OF UPPER LAKE

P: 707.900.6923 F: 707.275.0757 P.O. Box 516 Upper Lake, CA 95485