

Mark Roberts

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

Importance: High

Mark,

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

Best,

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

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

Good Morning Fellow Agencies,

Please review the revised/updated Tentative Parcel Map dated July 30, 2019 for commenting and/or concerns. The original RFF was sent out on April 13, 2018. The applicant is requesting approval of a General Plan Amendment, Rezone and Parcel Map for the following: Please advise us if additional information is needed, which permits are required from your agency (if any), and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than **Tuesday, August 20, 2019**. Thank you.

General Plan Amendment & Rezone:

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

Parcel Map:

- APN 013-028-81 which totals approximately thirty (30) acres is proposed to be divided into four (4) parcels ranging in size from approximately 5 to 10 acres.
 - Parcel One would be approximately 10.02 acres in size
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- The project parcels are served by existing and proposed onsite sewage disposal systems and well(s).
- The project parcels have an existing gated entrance.

Mark Roberts – Senior Planner

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

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

Mark Roberts

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

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

Mike Wink

**Battalion Chief
Middletown Battalion**

CAL FIRE

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

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

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

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Mark Roberts – Senior Planner

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

Mark Roberts

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

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

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

From: Mark Roberts
Sent: Wednesday, August 07, 2019 8:49 AM
To: Doug Gearhart <doug@lcaqmd.net>; Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Mary Jane Montana <MaryJane.Montana@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; mike.wink@fire.ca.gov; Tina Rubin <Tina.Rubin@lakecountyca.gov>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>
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Phone: (707) 263-2221*

Mark Roberts

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

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

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

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

Hi Tribal Members,

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

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

Mark Roberts – Associate Planner

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

Mark Roberts

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

Mark,

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

Stephanie L. Reyes
Tribal Historic Preservation Officer
Middletown Rancheria

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

slreyes@middletownrancheria.com

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

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

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Mark Roberts – Associate Planner

Lake County – Community Development Department

255 N. Forbes Street, Lakeport, CA 95453

County Website: www.lakecountyca.gov

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

Mark Roberts

CALTrans

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

Mark:

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

Thanks

Dave

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

Hi All,

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Phone: (707) 263-2221*



YOCHA DEHE
CULTURAL RESOURCES

May 8, 2018

RECEIVED

MAY 14 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

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

RE: Brand Property Rezone Project

Dear Mr. Roberts:

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

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

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

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

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

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

Sincerely,

Marilyn Delgado
Director of Cultural Resources

Yocha Dehe Wintun Nation

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

Mark Roberts

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

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

CV

Chris A. Vallerger

Fire Captain

California Department of Forestry and Fire Protection

Sonoma-Lake-Napa Unit

21095 State Highway 175

Middletown, CA 94561

(707) 533-7129 Cell

(707) 987-3089 x2 Office

chris.vallerger@fire.ca.gov

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

Hi Chris,

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

We also need to know in detail if the proposal will meet Gov't Code 66474.02 findings.

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

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

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

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

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

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

Thank you Chris

Mark

Mark Roberts – Associate Planner

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

Mark Roberts

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

Dear Tribal Representative:

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

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

mark

Mark Roberts – Associate Planner

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

Mark Roberts

Koi Nation

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

Hello, we are not interested in this project.

Dino

Sent from my iPhone

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

Hi Tribal Members,

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

Project Summary:

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

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

Mark Roberts - Associate Planner

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

Mark Roberts

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

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

Thanks again!

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

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

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

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

Mark,

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

Thank you!

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

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

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

Hi All,

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

Project Summary:

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

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

Mark Roberts – Associate Planner

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



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

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

DISTRIBUTION DATE: January 25, 2018

REQUEST FOR REVIEW FOR SUFFICIENCY

☐ @ AG. COMMISSIONER
☐ @ AIR QUALITY MGMT
☐ @ ARMY CORPS
☐ @ ASSESSOR
☐ BLM
☒ **BUILDING DIVISION**
☐ @ CAL FIRE
☐ @ CALTRANS
☐ CLEARLAKE CITY
☐ CRWQCB
☐ @ DPW ROADS
☐ @ CA FISH & WILDLIFE
☐ @ FISH & WILDLIFE SVC
☐ @ FIRE DIST: South Lake
☐ @ HEALTH DEPARTMENT
☐ HERITAGE COMMISSION

☐ HIDDEN VALLEY CSD
☐ LAKEBED MANAGEMENT
☐ LAKEPORT CITY
☐ LAKE TRANSIT
☐ NATIVE AM. HERITAGE
☐ NRCS
☐ OFFICE OF EDUCATION
☐ @ PG&E
☐ @ PUBLIC SERVICES
☐ SHERIFF
☐ SOLANO CO. WATER
☐ @ SONOMA STATE
☐ @ SPECIAL DISTRICTS
☐ STATE DEPT. HEALTH
☒ SURVEYOR
☐ @ TAX COLLECTOR

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

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

*Please advise us if additional information is needed, which permits are required from your agency, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than **Thursday, February 8, 2018**. Thank you.*

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

- Currently, parcel number 013-028-81 contains approximately 10.85 acres of "RR" zoning and approximately 18.50 acres of "RL" zoning with a General Plan Designation of "RL-RR-RC" and is proposed to be rezoned from "RL-SC-WW" to "RR-SC-WW" with a General Plan Amendment of "RR-RC".
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FEB 08 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

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

COMMENTS: No comments regarding building

NAME

M. Montana
@ Supervisorial Dist. 1: Moke Simon

DATE

2/8/18

cc:

Other:

☐

Sierra Club

☐

HOA

☐

Audubon
Society

☐

Farm Bureau/etc. (RFR
Only)

Mark Roberts

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

\$3,393.00 per parcel.

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

Hi Lars,

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

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

Hi Mark,

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

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

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

Hi All,

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

Project Summary:

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

Mark Roberts – Associate Planner

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



COUNTY OF LAKE

HEALTH SERVICES DEPARTMENT

Division of Environmental Health

Lakeport:

922 Bevins Court, Lakeport, CA 95453-9739

Telephone 707/ 263-1164 FAX: 263-1681

Denise Pomeroy
Health Services Director

Jasjit Kang
Environmental Health Director

Memorandum

DATE: January 30, 2018
TO: Mark Roberts, Associate Planner
FROM: Tina Dawn-Rubin, Environmental Health Aide
RE: GPAP 17-01; RZ 17-01; PM 17-01; IS 17-31
APN: 013-028-81 & 013-028-82 (Rezoning and Parcel Split)

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LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

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

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

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

Mark Roberts

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

Mark,

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

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

Please proceed accordingly.

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

From: Mark Roberts

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

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

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

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

Mark Roberts - Associate Planner

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

LAKE COUNTY AIR QUALITY MANAGEMENT DISTRICT

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



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

-MEMORANDUM-

RECEIVED

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

DATE: January 30, 2018
FEB 14 2018

FROM: Van Tsan, AQE *Van*

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

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

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

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

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

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

With Use Permit conditions addressing the above recommended mitigation measures

Mark Roberts, Associate Planner

1/30/2018

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

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE

HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO

SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

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

RECEIVED

February 7, 2018

File No.: 17-1895

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

FEB 07 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

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

Dear Mark Roberts,

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

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

Previous Studies:

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

Archaeological and Native American Resources Recommendations:

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

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

Built Environment Recommendations:

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

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

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

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

Sincerely,

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

Brian Denham
Researcher

Mark Roberts

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

Good morning,

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

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

Thanks,

Blake Brown

Northwest Information Center

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

T: (707) 588-8455

nwic@sonoma.edu

www.sonoma.edu/nwic

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

Hello,

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

Project Summary:

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

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

Mark Roberts - Associate Planner

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

Lake County California Information Portal

Official County of Lake government information portal.

[Read more...](#)

Phone: (707) 263-2221



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

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

REC'D APR 18 2018

DISTRIBUTION DATE: April 12, 2018

REQUEST FOR REVIEW FOR SUFFICIENCY

☒ @ AG. COMMISSIONER
☒ @ AIR QUALITY MGMT
☒ @ ARMY CORPS
☒ @ ASSESSOR
☐ BLM
☒ @ BUILDING DIVISION
☒ @ CAL FIRE
☒ @ CALTRANS
☐ CLEARLAKE CITY
☐ CRWQCB
☒ @ DPW ROADS
☒ @ CA FISH & WILDLIFE
☒ @ FISH & WILDLIFE SVC
☒ @ FIRE DIST: South Lake
☒ @ HEALTH DEPARTMENT
☐ HERITAGE COMMISSION

☐ HIDDEN VALLEY CSD
☐ LAKEBED MANAGEMENT
☐ LAKEPORT CITY
☐ LAKE TRANSIT
☐ NATIVE AM. HERITAGE
☐ NRCS
☐ OFFICE OF EDUCATION
☒ @ PG&E
☒ @ PUBLIC SERVICES
☐ SHERIFF
☐ SOLANO CO. WATER
☒ @ SONOMA STATE
☒ @ SPECIAL DISTRICTS
☐ STATE DEPT. HEALTH
☒ @ SURVEYOR
☒ @ TAX COLLECTOR

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

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

Please advise us if additional information is needed, which permits are required from your agency, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than April 30, 2018. Thank you.

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

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

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

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

NAME Nolan Heggett DATE 4/18/18

@ Supervisorial Dist. 1: Moke Simon

cc:

Other:

☐

Sierra Club

☐

HOA

☐

Audubon
Society

☐

Farm Bureau/etc. (RFR
Only)

Comments

Y2

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

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

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

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

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

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

Gordon Hegitt
4/18/18

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

ZONING MAP OF THE LANDS OF BRAND

COUNTY OF LAKE, STATE OF CALIFORNIA

BY
ALBION SURVEYS, INC.
ST. HELENA, CALIFORNIA



JUNE 19, 2014

*Being a portion of Sec 1,
Calligami Ranch as described in
Dec 13, 2014 215803 & 201405804*

RECEIVED
SEP 26 2017
LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Returned 4/18/18

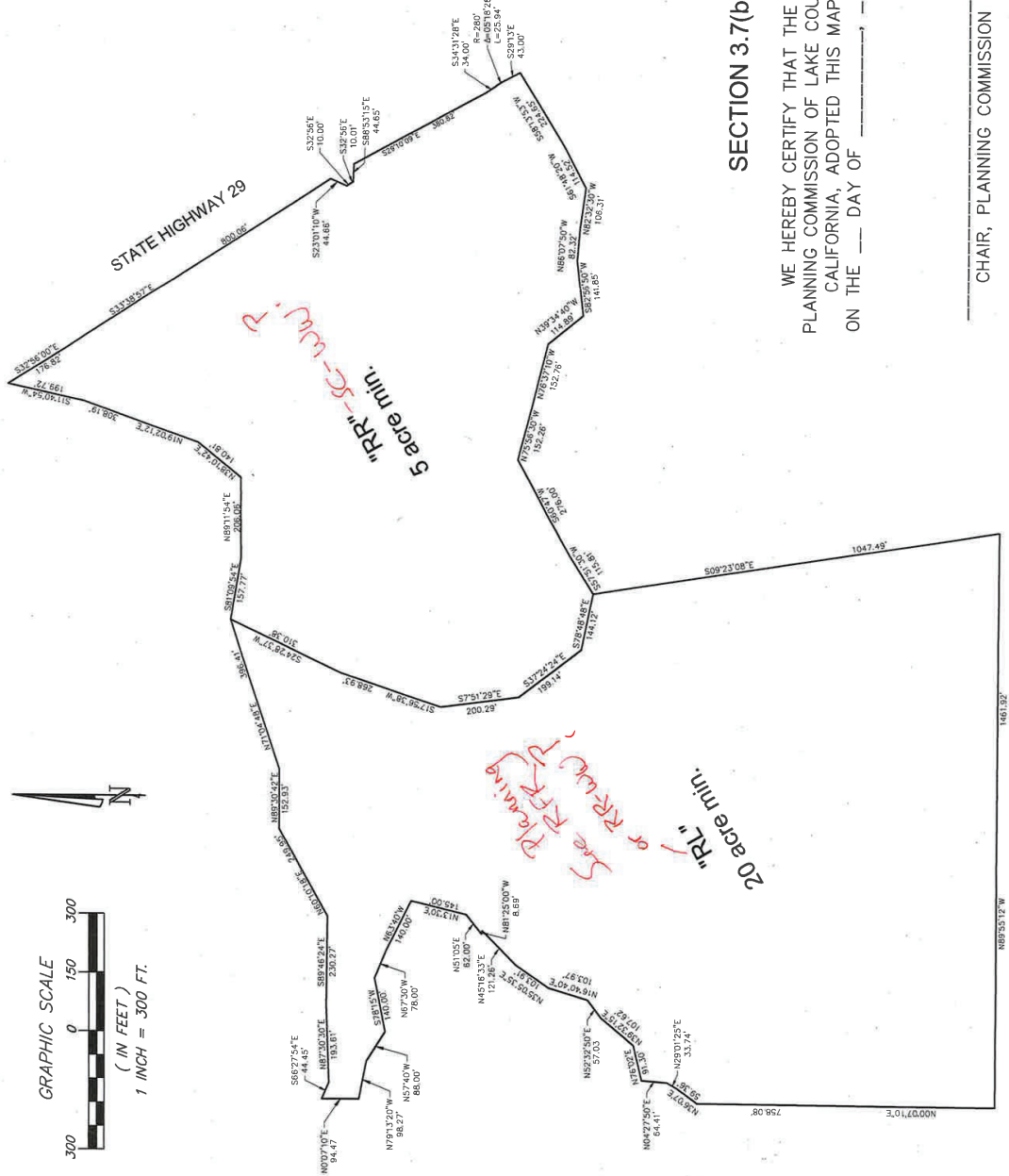


EXHIBIT "A" SECTION 3.7(b)1. OF ORDINANCE 6012

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

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

CHAIR, PLANNING COMMISSION

CHAIR, BOARD OF SUPERVISORS

Secretary, Planning Commission

Clerk to the Board of Supervisors

Mark Roberts

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

Mark,

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

Best,

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

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

Good Morning Fellow Agencies,

Please review the revised/updated Tentative Parcel Map dated July 30, 2019 for commenting and/or concerns. The original RFF was sent out on April 13, 2018. The applicant is requesting approval of a General Plan Amendment, Rezone and Parcel Map for the following: Please advise us if additional information is needed, which permits are required from your agency (if any), and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than **Tuesday, August 20, 2019**. Thank you.

General Plan Amendment & Rezone:

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Parcel Map:

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

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

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

Mark Roberts

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

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

Mike Wink

**Battalion Chief
Middletown Battalion**

CAL FIRE

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

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

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

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Mark Roberts – Senior Planner

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

Mark Roberts

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

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

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

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

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Mark Roberts – Senior Planner

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Importance: High

Good Morning Fellow Agencies,

Please review the revised/updated Tentative Parcel Map dated July 30, 2019 for commenting and/or concerns. The original RFF was sent out on April 13, 2018. The applicant is requesting approval of a General Plan Amendment, Rezone and Parcel Map for the following: Please advise us if additional information is needed, which permits are required from your agency (if any), and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than **Tuesday, August 20, 2019**. Thank you.

General Plan Amendment & Rezone:

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

Parcel Map:

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

Mark Roberts – Senior Planner

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

Mark Roberts

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

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

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

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

Hi Tribal Members,

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

Project Summary:

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

- Currently, parcel number 013-028-81 contains approximately 10.85 acres of "RR" zoning and approximately 18.50 acres of "RL" zoning with a General Plan Designation of "RL-RR-RC" and is proposed to be rezoned from "RL-SC-WW" to "RR-SC-WW" with a General Plan Amendment of "RR-RC".
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- Encroachment is proposed off of State Highway 29. A 40 foot wide access easement is proposed for parcels 1, 2, 3 and 4. An existing 40 foot wide easement is onsite and may cross Bullion Creek.
- Proposed parcels, 1 and 2 are developed with single-family dwellings with several vineyards and a pond.
- PG&E Pole Line Easement crosses proposed Parcel 3 and a portion of Parcel 2.

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

Mark Roberts – Associate Planner

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

Mark Roberts

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

Mark,

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

Stephanie L. Reyes
Tribal Historic Preservation Officer
Middletown Rancheria

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

slreyes@middletownrancheria.com

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

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

Hi Tribal Members,

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

Project Summary:

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

Mark Roberts – Associate Planner

Lake County – Community Development Department

255 N. Forbes Street, Lakeport, CA 95453

County Website: www.lakecountyca.gov

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

Mark Roberts

CALTrans

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

Mark:

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

Thanks

Dave

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

Hi All,

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

Project Summary:

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

Mark Roberts – Associate Planner

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



YOCHA DEHE
CULTURAL RESOURCES

May 8, 2018

RECEIVED

MAY 14 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

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

RE: Brand Property Rezone Project

Dear Mr. Roberts:

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

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

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

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

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

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

Sincerely,

Marilyn Delgado
Director of Cultural Resources

Yocha Dehe Wintun Nation

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

Mark Roberts

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

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

CV

Chris A. Vallerger

Fire Captain

California Department of Forestry and Fire Protection

Sonoma-Lake-Napa Unit

21095 State Highway 175

Middletown, CA 94561

(707) 533-7129 Cell

(707) 987-3089 x2 Office

chris.vallerger@fire.ca.gov

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

Hi Chris,

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

We also need to know in detail if the proposal will meet Gov't Code 66474.02 findings.

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

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

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

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

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

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

Thank you Chris

Mark

Mark Roberts – Associate Planner

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

Mark Roberts

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

Dear Tribal Representative:

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

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

mark

Mark Roberts – Associate Planner

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

Mark Roberts

Koi Nation

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

Hello, we are not interested in this project.

Dino

Sent from my iPhone

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

Hi Tribal Members,

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

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

Mark Roberts – Associate Planner

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

Mark Roberts

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

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

Thanks again!

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

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

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

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

Mark,

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

Thank you!

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

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

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

Hi All,

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Mark Roberts – Associate Planner

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



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

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

DISTRIBUTION DATE: January 25, 2018

REQUEST FOR REVIEW FOR SUFFICIENCY

☒ @ AG. COMMISSIONER
☒ @ AIR QUALITY MGMT
☒ @ ARMY CORPS
☒ @ ASSESSOR
☐ BLM
☒ @ BUILDING DIVISION
☒ @ CAL FIRE
☒ @ CALTRANS
☐ CLEARLAKE CITY
☐ CRWQCB
☒ @ DPW ROADS
☒ @ CA FISH & WILDLIFE
☒ @ FISH & WILDLIFE SVC
☒ @ FIRE DIST: South Lake
☒ @ HEALTH DEPARTMENT
☐ HERITAGE COMMISSION

☐ HIDDEN VALLEY CSD
☐ LAKEBED MANAGEMENT
☐ LAKEPORT CITY
☐ LAKE TRANSIT
☐ NATIVE AM. HERITAGE
☐ NRCS
☐ OFFICE OF EDUCATION
☒ @ PG&E
☒ @ PUBLIC SERVICES
☐ SHERIFF
☐ SOLANO CO. WATER
☒ @ SONOMA STATE
☒ @ SPECIAL DISTRICTS
☐ STATE DEPT. HEALTH
☒ @ SURVEYOR
☒ @ TAX COLLECTOR

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

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

*Please advise us if additional information is needed, which permits are required from your agency, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than **Thursday, February 8, 2018**. Thank you.*

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

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

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LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

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

COMMENTS:

No comments regarding building

NAME

M. Montana
@ Supervisorial Dist. 1: Moke Simon

DATE

2/8/18

cc:

Other:

☐

Sierra Club

☐

HOA

☐

Audubon
Society

☐

Farm Bureau/etc. (RFR
Only)

Mark Roberts

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

\$3,393.00 per parcel.

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

Hi Lars,

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

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

Hi Mark,

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

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

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

Hi All,

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

Project Summary:

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

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

Mark Roberts – Associate Planner

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



COUNTY OF LAKE

HEALTH SERVICES DEPARTMENT

Division of Environmental Health

Lakeport:

922 Bevins Court, Lakeport, CA 95453-9739

Telephone 707/ 263-1164 FAX: 263-1681

Denise Pomeroy
Health Services Director

Jasjit Kang
Environmental Health Director

Memorandum

DATE: January 30, 2018
TO: Mark Roberts, Associate Planner
FROM: Tina Dawn-Rubin, Environmental Health Aide
RE: GPAP 17-01; RZ 17-01; PM 17-01; IS 17-31
APN: 013-028-81 & 013-028-82 (Rezoning and Parcel Split)

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LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

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

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

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

Mark Roberts

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

Mark,

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

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

Please proceed accordingly.

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

From: Mark Roberts

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

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

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

Hi All,

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

Project Summary:

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

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

Mark Roberts - Associate Planner

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

LAKE COUNTY AIR QUALITY MANAGEMENT DISTRICT

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



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

-MEMORANDUM-

RECEIVED

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

DATE: January 30, 2018
FEB 14 2018

FROM: Van Tsan, AQE *Van*

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

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

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

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

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

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

With Use Permit conditions addressing the above recommended mitigation measures

Mark Roberts, Associate Planner

1/30/2018

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

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA
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MARIN
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MONTEREY
NAPA
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SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

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

RECEIVED

February 7, 2018

File No.: 17-1895

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

FEB 07 2018

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

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

Dear Mark Roberts,

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

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

Previous Studies:

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

Archaeological and Native American Resources Recommendations:

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

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

Built Environment Recommendations:

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

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

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

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

Sincerely,

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

Brian Denham
Researcher

Mark Roberts

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

Good morning,

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

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

Thanks,

Blake Brown

Northwest Information Center

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

T: (707) 588-8455

nwic@sonoma.edu

www.sonoma.edu/nwic

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

Hello,

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

Project Summary:

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

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

Mark Roberts - Associate Planner

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

Lake County California Information Portal

Official County of Lake government information portal.

[Read more...](#)

Phone: (707) 263-2221



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

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

REC'D APR 18 2018

DISTRIBUTION DATE: April 12, 2018

REQUEST FOR REVIEW FOR SUFFICIENCY

☒ @ AG. COMMISSIONER
☒ @ AIR QUALITY MGMT
☒ @ ARMY CORPS
☒ @ ASSESSOR
☐ BLM
☒ @ BUILDING DIVISION
☒ @ CAL FIRE
☒ @ CALTRANS
☐ CLEARLAKE CITY
☐ CRWQCB
☒ @ DPW ROADS
☒ @ CA FISH & WILDLIFE
☒ @ FISH & WILDLIFE SVC
☒ @ FIRE DIST: South Lake
☒ @ HEALTH DEPARTMENT
☐ HERITAGE COMMISSION

☐ HIDDEN VALLEY CSD
☐ LAKEBED MANAGEMENT
☐ LAKEPORT CITY
☐ LAKE TRANSIT
☐ NATIVE AM. HERITAGE
☐ NRCS
☐ OFFICE OF EDUCATION
☒ @ PG&E
☒ @ PUBLIC SERVICES
☐ SHERIFF
☐ SOLANO CO. WATER
☒ @ SONOMA STATE
☒ @ SPECIAL DISTRICTS
☐ STATE DEPT. HEALTH
☒ @ SURVEYOR
☒ @ TAX COLLECTOR

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

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

Please advise us if additional information is needed, which permits are required from your agency, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than April 30, 2018. Thank you.

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

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

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

NAME Nolan Heggett DATE 4/18/18

@ Supervisorial Dist. 1: Moke Simon

cc:

Other:

☐

Sierra Club

☐

HOA

☐

Audubon
Society

☐

Farm Bureau/etc. (RFR
Only)

Comments

Y2

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

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

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

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

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

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

Gordon Hegitt
4/18/18

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

