



April 15, 2026

Max Stockton
County of Lake
Department of Community Development

Re: PL-26-9 Anasu Farms Subdivision
16,000-acre Guenoc Valley Site with the nearest property 21423 Butts Canyon Rd,
Middletown; APNs 013-022-09, 10, 16, 17, 20, 21, 22, 23, 34

Dear Max,

Thank you for providing PG&E the opportunity to review the Anasu Farms Subdivision plans dated Feb 9, 2026.

PG&E does not have comments in regard to the tentative subdivision at this time because the plans do not have sufficient detail to determine what if any impact there will be to the Company's electric distribution and service lines within the project area.

However, plans for the Anasu Farms subdivision must include adequate clearance and protection for PG&E facilities and easements. Site plans showing the location of improvements relative to PG&E facilities should be sent to PGEPlanreview@pge.com.

To request delineation maps for further review of PG&E's existing facilities, please submit to the following mailbox for gas maps: DelineationMapRequests@pge.com. For electric maps, submit through PG&E's JUMP Portal: [Joint Use Map Portal](#). Please note, when a request is submitted, the Delineation Team member will confirm with you if a Nondisclosure Agreement needs to be completed.

For any requests to modify or relocate PG&E existing facilities, or to request gas and/or electric service, please submit an application to PG&E's Service Planning department through PG&E's Your Project Portal: [Sign In \(yourprojects-pge.com\)](#).

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding this response, please contact me at (916) 217-1057 or Vincent.Fazzi@pge.com.

Sincerely,

Vince Fazzi
Land Management



From: [Bryant, Claire@Wildlife](mailto:Bryant.Claire@Wildlife)
To: [Max Stockton](#)
Subject: [EXTERNAL] RE: Request for Review PL-26-9
Date: Friday, March 20, 2026 11:20:40 AM
Attachments: [image001.png](#)

Dear Max Stockton:

The California Department of Fish and Wildlife (CDFW) received and reviewed the Request for Review from Lake County Community Development Department (LCCDD) for the Anasu Farms Phased Vesting Tentative Map (Project). Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish, wildlife, native plants, and their habitat.

I recommend the proposed subdivision map page G0.02 key language be updated from Habitat Corridor to Habitat Connectivity Easement Area to be consistent with the Guenoc Valley Mixed Use Planned Development Project EIR's language usage.

Sincerely,

[Claire Bryant](#)

Environmental Scientist

CDFW Region 2

(530) 333-7748

From: Max Stockton <Max.Stockton@lakecountyca.gov>
Sent: Tuesday, March 3, 2026 3:42 PM
To: Vance Ricks <Vance.Ricks@lakecountyca.gov>; Cara Salmon <cara.salmon@lakecountyca.gov>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; sham@blm.gov; cdavis@blm.gov; BLM_CA_Web_ML@blm.gov; Michael.G.Nepstad@usace.army.mil; Zeferina.J.Ruvalcaba@usace.army.mil; Bryant, Claire@Wildlife <Claire.Bryant@Wildlife.ca.gov>; Wood, Dylan@Wildlife <Dylan.Wood@wildlife.ca.gov>; Christy.M.Morgan@usace.army.mil; Gjerde, Daniel W@DOT <Daniel.Gjerde@dot.ca.gov>; ROBERTSON, JESSE GRAHAM@DOT <jesse.robertson@dot.ca.gov>; WB-RB5S-CentralValleySacramento <CentralValleySacramento@waterboards.ca.gov>; Tadlock, Stephanie@Waterboards <Stephanie.Tadlock@waterboards.ca.gov>; Duncan, Paul@CALFIRE <Paul.Duncan@fire.ca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; alancaster@lakecountyfire.com; Katherine Vanderwall <Katherine.Vanderwall@lakecountyca.gov>; Douglas Gearhart <doug@lcaqmd.net>; Douglas Gearhart <doug@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Katie Carpenter <Katie.Carpenter@lakecountyca.gov>; rvineyards@sonic.net; mathtownhall@gmail.com; lakecountycwa@gmail.com; PGEPlanReview@pge.com; roberta.lyons@att.net; redbud.audubon@gmail.com; donnammackiewicz@gmail.com; elioth@sscra.org; wshock@mchsi.com; nwic@sonoma.edu
Subject: Request for Review PL-26-9

CALIFORNIA
HISTORICAL
RESOURCES
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SYSTEM



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SONOMA
YOLO

Northwest Information Center
Sonoma State University
1400 Valley House Drive, Suite 210
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
<https://nwic.sonoma.edu>

March 19, 2026

File No.: 25-1314

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

re: PL-26-9/ Bohn Valley 1, LLC and Butts Creek, LLC

Dear Max Stockton,

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:

Anasu Farms is the first Phased Vesting Tentative Map (PVTM) package for the Guenoc Valley project. It includes up to 8 distinct phases (see sheet AF1.30), with the inclusion of 1 encroachment from Butts Canyon Road (Entry Intersection 2 of approximately 0.6ac per sheet AF1.01) for 34 new parcels (30 resort residential, 1 commercial, 3 facility) and 6 peripheral parcels (from 9 existing parcels). Work proposed will include applicable road infrastructure, Water Reclamation Facility (WRF), fire suppression tanks, and an electrical substation.

Previous Studies:

XX This office has record of the below listed previous cultural resource studies by a professional archaeologist or architectural historian that include portions of the proposed project areas:

Report No.	Authors	Year	Title
S-000639	Roger Werner	1977	An Archaeological Reconnaissance of the Proposed Expansion of Detert Reservoir, Guenoc Valley, Lake County, California.
S-012398	Mark Gary	1991	Archaeological Review of Guenoc VMP (RX-I-008-LNU) (letter report)
S-016195	Thomas M. Origer	1994	A Cultural Resources Survey for the Guenoc Ranch Vineyard Driveway, Lake County, California
S-020737	Patti J. Johnson and Ann S. Peak	1974	Survey of Cultural Resources, Guenoc Ranch, Lake and Napa Counties, California
S-021248	Vicki R. Beard	1997	A Cultural Resources Study of Portions of the Guenoc Ranch, Lake and Napa Counties, California
S-023131	Thomas Origer and Sue-Ann Schroder	2000	A Cultural Resources Survey of Selected Portions of Guenoc Ranch, Lake and Napa Counties, California

S-032559	J. Charles Whatford	2006	Archaeological Survey Report, Guenoc VMP, RX North-061 LNU
S-047017	J. Charles Whatford	2015	Jerusalem Fire, Cultural Resources Narrative
S-047190	J. Charles Whatford	2015	Valley Fire Cultural Resources Narrative
S-047663	Michael Darcangelo and Jennifer Thomas	2016	Cultural Resources Monitoring for the Valley Fire in Lake, Napa, and Sonoma Counties, California
S-051359	Nationwide Infrastructure Support Technical Assistance Consultants	2017	Cultural Resource Inventory, Hazardous Tree Removal Project, Lake County, California, FEMA-4240-DR-CA PW 33-B

Archaeological and Native American Resources Recommendations:

XX The proposed project area contains or is adjacent to the archaeological sites. It is recommended that a qualified professional archaeologist update the conditions of these sites on Office of Historic Preservation's DPR 523 resource recordation forms, assess potential impacts of the proposed project activities on these resources, and provide project-specific recommendations as warranted prior to commencement of project activities.

Primary No.	Trinomial
P-17-000116	CA-LAK-000091
P-17-000255	CA-LAK-000234
P-17-000400	CA-LAK-000388
P-17-000402	CA-LAK-000390
P-17-000403	CA-LAK-000391
P-17-000404	CA-LAK-000392
P-17-000405	CA-LAK-000393
P-17-000406	CA-LAK-000394H
P-17-000409	CA-LAK-000397
P-17-000418	CA-LAK-000406
P-17-000425	CA-LAK-000413H
P-17-001363	CA-LAK-001821
P-17-001959	CA-LAK-001885
P-17-001960	CA-LAK-001886
P-17-001961	CA-LAK-001887
P-17-001962	CA-LAK-001888
P-17-001963	CA-LAK-001889
P-17-001964	
P-17-001965	CA-LAK-001890
P-17-001969	
P-17-001970	
P-17-001971	
P-17-001972	
P-17-001973	
P-17-001974	
P-17-001975	

Primary No.	Trinomial
P-17-001976	
P-17-001977	
P-17-001978	
P-17-002028	CA-LAK-001929
P-17-002029	CA-LAK-001930H
P-17-002030	CA-LAK-001931
P-17-002034	CA-LAK-001935
P-17-002040	CA-LAK-001939
P-17-002045	CA-LAK-001941
P-17-002046	CA-LAK-001942/H
P-17-002947	CA-LAK-002261
P-17-002952	CA-LAK-002266H
P-17-002954	
P-17-002960	CA-LAK-002272H
P-17-003012	CA-LAK-002310H

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:

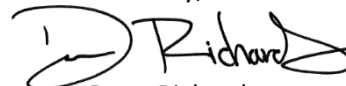
XX The 1958 USGS Aetna Springs, Detert Reservoir, and Morgan Valley 7.5' quads depict buildings and/or structures in the proposed project area. If present, these unrecorded buildings or structures meet the Office of Historic Preservation's (OHP) minimum age standard that buildings, structures, and objects 45 years or older may be of historical value, and therefore, 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 black ink, appearing to read "Dana Richards", with a stylized flourish at the end.

Dana Richards
Researcher



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

Denise Pomeroy
Health Services Director

Erin Gustafson, MD
Public Health Officer

Jasjit Kang
Environmental Health Director

Promoting an Optimal State of Wellness in Lake County

Memorandum

DATE: August 21, 2019
TO: Byron Turner, Principal Planner
FROM: Tina Dawn-Rubin, Environmental Health Aide
RE: GPAP 18-01 General Plan of Development Guenoc Valley Mixed Use Project
APN: 014-310-091 22000 Butts Canyon Rd, Middletown – Various APNS for development project

The applicant must meet the Lake County Division of Environmental Health requirements regarding on-site wastewater treatment and potable water requirements if a public sewer and/or water system will not be utilized.

Applicant may need to obtain a water supply permit from the State Water Resources Control Board – Division of Drinking Water.

The applicant must comply with the California Retail Food Code Regulations and applicant must have a potable water supply.

The applicant must apply and pay for plan check application: submit three sets of complete plans and supporting documents for review of any proposed retail food facility and must obtain approval from the Division of Environmental Health for construction before obtaining any building permits. Food facilities must be permitted and inspected prior to opening to the public.

The applicant must comply with the California Health and Safety Code for the construction and operation of a public swimming pool and/or spa. The applicant must submit complete sets of plans to this Division for approval, before obtaining any building permits. The pool/spa must be permitted and inspected by this Division.



COUNTY OF LAKE
HEALTH SERVICES
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If the applicant stores hazardous materials equal or greater than 55 gallons of a liquid, 500 pounds of a solid or 200 cubic feet of compressed gas, the applicant will be required to submit a Hazardous Materials Inventory Disclosure Statement/ Business Plan to the Environmental Health Division via the California Electronic Reporting System (CERS) and it shall be renewed and updated annually or if quantities increase.

If the amount of hazardous materials is less than the above quantities, the applicant will need to complete and submit a Hazardous Materials/Waste Declaration stating the name of the material and the quantity to be stored on site.

If the applicant increases hazardous material storage, they will need to update their Hazardous Materials Business Plan.

All wells shall be located an adequate horizontal distance from potential sources of contamination and pollution. The storage of hazardous materials shall be located a safe distance from any water well to prevent contamination. The applicant is required to implement measures to prevent contamination of the well(s).

Hazardous materials shall not be allowed to leak onto the ground or contaminate surface waters. Any release of a hazardous material must immediately be reported to Lake County Environmental Health (LCEH).

Collected hazardous or toxic materials shall be recycled or disposed of through a registered waste hauler to an approved site authorized to accept such materials.

Industrial Waste shall not be disposed of on-site without review or permit from the Environmental Health Division or the Regional Water Quality Control Board.

Hazardous Waste must be handled according to all Hazardous Waste Control Laws. Any generation of a hazardous waste must be reported to Lake County Environmental Health (LCEH) within thirty (30) days.

If Underground Storage Tanks will be on-site: The applicant must comply with the California Health and Safety Code 25280 et seq. Underground Storage Tank Laws. The applicant will need to apply and pay for an Underground Storage Tank System installation permit and submit three (3) sets of full plans to the Environmental Health Division for review and approval. The applicant shall comply with all Above Ground Petroleum Storage Tank Regulations.



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

Craig Wetherbee
Environmental Health Director

Promoting an Optimal State of Wellness in Lake County

Memorandum

DATE: April 28, 2026

TO: Max Stockton, Associate Planner

FROM: Pheakdey Preciado, Senior EHS

RE: RFR Tentative Subdivision PL-26-09, Package 1:
Anasu Farms Subdivision/SR0017447

APNS: 013-022-09, ...-10, ...-16, ...-17, ...-20, ...21, ...-22,
...-23, and ...-24

The Environmental Health Division recommends the developer contacts the Regional Water Control Board for permits and requirements to build a wastewater collection treatment plant due to volume of wastewater that will be generated. Please see our office's Memorandum dated 08/21/2019 that is attached for the Guenoc Valley mixed use planned development project.

