

**From:** [Vance Ricks](#)  
**To:** [Trish Turner](#)  
**Cc:** [Cara Salmon](#)  
**Subject:** RE: Request for Review on DR 23-01  
**Date:** Monday, July 31, 2023 8:07:42 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image005.png](#)

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Hi Trish

The plans prepared by Northpoint Consulting Group Inc., dated: 09 February, 2023 notes that the "Boundary information depicted has been obtained from the Lake County GIS data"  
GIS is not acceptable for showing setbacks for building. **Applicant shall depict the correct location of the subject boundary in relation for setback purposes.**

Thanks

Vance

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**From:** Trish Turner <Trish.Turner@lakecountyca.gov>  
**Sent:** Thursday, July 27, 2023 4:20 PM  
**To:** lcaqmd@lcaqmd.net; Elizabeth Knight <elizabethk@lcaqmd.net>; Douglas Gearhart <doug@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Katie Carpenter <Katie.Carpenter@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Vance Ricks <Vance.Ricks@lakecountyca.gov>; Cara Salmon <cara.salmon@lakecountyca.gov>; Torin Stein <Torin.Stein@lakecountyca.gov>; PGEPlanReview@pge.com; greg.bertelli@fire.ca.gov; Gloria.Fong@fire.ca.gov; nwic@sonoma.edu; jesse.robertson@dot.ca.gov; jacob.rightnar@dot.ca.gov  
**Cc:** Jessica Pyska <Jessica.Pyska@lakecountyca.gov>  
**Subject:** RE: Request for Review on DR 23-01

Please find attached to this email an amended "RFR", the original was missing the site plan. This was originally sent out on June 13, 2023. Please respond by August 11, 2023, even if it is with "No Comment". I apologize for the inconvenience.

Sincerely,



*Trish Turner*  
**Assistant Planner II**  
Department of Community Development  
255 N. Forbes St.  
Lakeport, CA 95453  
Phone: (707) 263-2221 x 38112  
Fax: (707) 263-2225  
Email: [trish.turner@lakecountyca.gov](mailto:trish.turner@lakecountyca.gov)  
STAY CONNECTED:



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Many of our staff are teleworking, in the office during non-traditional work day hours, or not presently working. As a result, responses to your public inquires may be delayed. We will work with you as quickly as possible during this time.

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**From:** Trish Turner

**Sent:** Tuesday, June 13, 2023 9:15 AM

**To:** 'lcaqmd@lcaqmd.net' <[lcaqmd@lcaqmd.net](mailto:lcaqmd@lcaqmd.net)>; Elizabeth Knight <[elizabethk@lcaqmd.net](mailto:elizabethk@lcaqmd.net)>; Douglas Gearhart <[doug@lcaqmd.net](mailto:doug@lcaqmd.net)>; Ryan Lewelling <[Ryan.Lewelling@lakecountyca.gov](mailto:Ryan.Lewelling@lakecountyca.gov)>; Scott DeLeon <[Scott.DeLeon@lakecountyca.gov](mailto:Scott.DeLeon@lakecountyca.gov)>; Katie Carpenter <[Katie.Carpenter@lakecountyca.gov](mailto:Katie.Carpenter@lakecountyca.gov)>; Lucas Bingham <[Lucas.Bingham@lakecountyca.gov](mailto:Lucas.Bingham@lakecountyca.gov)>; Lori Baca <[Lori.Baca@lakecountyca.gov](mailto:Lori.Baca@lakecountyca.gov)>; Vance Ricks <[Vance.Ricks@lakecountyca.gov](mailto:Vance.Ricks@lakecountyca.gov)>; Cara Salmon <[cara.salmon@lakecountyca.gov](mailto:cara.salmon@lakecountyca.gov)>; Torin Stein <[Torin.Stein@lakecountyca.gov](mailto:Torin.Stein@lakecountyca.gov)>; 'PGEPlanReview@pge.com' <[PGEPlanReview@pge.com](mailto:PGEPlanReview@pge.com)>; 'greg.bertelli@fire.ca.gov' <[greg.bertelli@fire.ca.gov](mailto:greg.bertelli@fire.ca.gov)>; 'Gloria.Fong@fire.ca.gov' <[Gloria.Fong@fire.ca.gov](mailto:Gloria.Fong@fire.ca.gov)>; 'nwic@sonoma.edu' <[nwic@sonoma.edu](mailto:nwic@sonoma.edu)>; 'jesse.robertson@dot.ca.gov' <[jesse.robertson@dot.ca.gov](mailto:jesse.robertson@dot.ca.gov)>; 'jacob.rightnar@dot.ca.gov' <[jacob.rightnar@dot.ca.gov](mailto:jacob.rightnar@dot.ca.gov)>

**Cc:** Jessica Pyska <[Jessica.Pyska@lakecountyca.gov](mailto:Jessica.Pyska@lakecountyca.gov)>

**Subject:** Request for Review on DR 23-01

Please find attached to this email a request for review on a proposed project located at 10336 Loch Lomond Rd. Please respond no later than June 30, 2023. If you have no comment, please respond with no comment.

Sincerely,



*Trish Turner*

**Assistant Planner II**

Department of Community Development

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221 x 38112

Fax: (707) 263-2225

Email: [trish.turner@lakecountyca.gov](mailto:trish.turner@lakecountyca.gov)

STAY CONNECTED:



CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended

**From:** [Lori Baca](#)  
**To:** [Trish Turner](#)  
**Subject:** RE: Request for Review on DR 23-01  
**Date:** Tuesday, June 13, 2023 9:30:15 AM  
**Attachments:** [image008.png](#)  
[image009.png](#)  
[image011.png](#)  
[image001.png](#)

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Hey Trish!

The parcel 011-067-18 is outside of any Special Districts service area, no comment.

Have a great day!

Lori A. Baca  
Customer Service Supervisor  
[Lori.Baca@lakecountyca.gov](mailto:Lori.Baca@lakecountyca.gov)  
Office Number (707) 263-0119  
Fax (707) 263-3836



---

**From:** Trish Turner  
**Sent:** Tuesday, June 13, 2023 9:15 AM  
**To:** lcaqmd@lcaqmd.net; Elizabeth Knight <elizabethk@lcaqmd.net>; Douglas Gearhart <doug@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Katie Carpenter <Katie.Carpenter@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Vance Ricks <Vance.Ricks@lakecountyca.gov>; Cara Salmon <cara.salmon@lakecountyca.gov>; Torin Stein <Torin.Stein@lakecountyca.gov>; PGEPlanReview@pge.com; greg.bertelli@fire.ca.gov; Gloria.Fong@fire.ca.gov; nwic@sonoma.edu; jesse.robertson@dot.ca.gov; jacob.rightnar@dot.ca.gov  
**Cc:** Jessica Pyska <Jessica.Pyska@lakecountyca.gov>  
**Subject:** Request for Review on DR 23-01

Please find attached to this email a request for review on a proposed project located at 10336 Loch Lomond Rd. Please respond no later than June 30, 2023. If you have no comment, please respond with no comment.

Sincerely,

*Trish Turner*  
**Assistant Planner II**  
Department of Community Development



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

Jonathan Portney  
Health Services Director

Craig Wetherbee  
Environmental Health Director

## **MEMORANDUM**

DATE: August 11, 2023

TO: Trish Turner, Assistant Planner

FROM: Christina Gearhart, Environmental Health Specialist

RE: Request for Review for a Development Review for the Belwood Motel

APN: 011-067-18 10336 Loch Lomond Rd, Loch Lomond

Environmental Health has a land file for this property and it appears to be currently serviced by public water and onsite wastewater treatment systems. We have information in our files for two existing septic systems on this property-one for the building which includes the restaurant, deli, coffee shop and pool bathrooms and the second septic system on file services the existing cabin.

The submitted map is inadequate for our department to make a determination of whether the property can support the extent of development as proposed for the following reasons:

- 1) The submitted map does not indicate the existing septic systems on the property and their replacement areas.
- 2) The initial and replacement areas shown for the proposed Belwood Motel complex may be inadequate in size. Additional information is needed, and would be required as part of a septic permit for this development.
- 3) The submitted map indicates that the existing septic system for the existing cabin would be covered by the parking area. Lake County Rules for Onsite Sewage Disposal Section 1-130 (2)(g) prohibits covering by asphalt or concrete or vehicular traffic over the initial and replacement absorption facility. In addition, our records do not indicate that the existing septic tank is traffic rated, which would also be required based on the proposed plan. If the parking lot cannot be relocated or modified to avoid potential damage to the existing septic system, then the septic system will need to be moved. A major alteration permit will be required if this step is necessary.

A septic permit application (including revised map as per above, daily flow calculations, etc) for the proposed motel complex and issuance of such permit will be required for Environmental Health approval of the proposed Belwood Motel.

*Promoting an Optimal State of Wellness in Lake County*

**From:** [Wink\\_Mike@CALFIRE](mailto:Wink_Mike@CALFIRE)  
**To:** [Trish Turner](#)  
**Cc:** [Ausboe, James@CALFIRE](#); [Duncan, Paul@CALFIRE](#); [York, Brian@CALFIRE](#); [Avansino, Peter@CALFIRE](#); [Fong, Gloria@CALFIRE](#); [Collett, Karin@CALFIRE](#)  
**Subject:** [EXTERNAL] RE: Request for Review on DR 23-01  
**Date:** Friday, July 28, 2023 10:57:25 PM  
**Attachments:** [image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)  
[image015.png](#)  
[image001.png](#)  
[image002.png](#)

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Greetings Planner Turner. These are the comments from Cal Fire.

This project address's many things that are not identified or clear in other applications.

Water Supply. The is a Hydranted Area so water supply is available and not needed for the application.

The turn around in the parking lot is identified as a Hammer Head T that meets standard.

The parking lot should have a surface that will support 40,000-pound emergency vehicles.

The structures should include the new Zone 0. Zone 0 is a 5-foot noncombustible zone.

All the rest of the regular standards apply:

The Lake County Chief Building Official is also the County Fire Marshall who shall ensure all Codes, Laws, Regulations and etcetera for this project shall be applied. This is also within the local Fire Protection Districts Boundary, where they are a cooperator in applying and enforcing all Codes, Laws, Regulations and etcetera for this project and they will also have comments.

While not in Title, Code or Regulation, CAL FIRE does support the County of Lake's "Dark Sky Initiative". This standard reduces the false reporting of a vegetation fire from light during the night. False activation of the 911 system puts the community and first responders at risk when it can be avoided.

Regulations for the AHJ to follow listed below to be , but not be limited to:

- Property line setbacks for structures shall be a minimum of 30 feet. A "Greenhouse" is a structure.
- Addressing that is reflective and of contrasting colors from the public roadway to the location and at every intersection.
- On site water storage for fire protection of each structure per NFPA 1142.
- Per NFPA 1142, fire suppression water storage tanks for commercial use shall be steel or fiberglass (not plastic).
- All private property roads / access used for this project shall meet minimum Fire Safe standards for

emergency vehicle ingress and egress

- A "One Way" loop road standard could be used, or a two lane road.
- A "Road" is two 10 foot lanes of travel for a total of 20 feet of derivable surface not including the shoulders.
- A "Driveway" is a 10 foot wide road with a turnout every 400 feet. This shall not be used for commercial applications, or access to more than three structures that are residences.
- A "Turnout" shall be a minimum 10 feet wide and 30 feet long, with a 25 foot taper at each end
- A "One Lane", "One Way" only loop road is 12 feet wide of derivable surface, plus shoulders. A one lane road must connect on both ends to a two lane road or County Road.
- A bridge can meet the "One Lane", "One Way" 12 feet wide road standard with appropriate signage. A bridge must be marked by the owner of the bridge that it is rated to support 75,000 pounds.
- A bridge shall not be less than 12 feet wide.
- A bridge can meet the "Road " 20 feet wide standard. A bridge must be marked by the owner of the bridge that is is rated to support 75,00 pounds.
- Existing roadways on private property shall meet, and or be improved to meet "Road" standards.
- All weather roadway surfaces shall be rated/engineered for 75,000 lb vehicles is the minimum (including bridges).
- All weather roadway surfaces do not ever have mud, standing or flowing water that vehicles have to travel through.
- Maximum roadway slope is 16%.
- Gate width is 14 foot minimum.
- Gate set backs are a minimum of 30 feet from a road to the gate.
- Gates shall have access criteria locks and alike that meet the local Fire Protection District standard "KNOX" (or similar) access program.
- Parking at the site shall allow for turnarounds, hammerhead T, or similar.
- Minimum fuels reduction of 100 feet of defensible space from all structures.
  - Some applications have mention that they may have a gasoline generator for backup power when solar is not available. If this is the case, the generator shall be placed on a minimum of a 10 foot radius of a non combustible surface. It shall have a minimum of a 3A-40B.C Fire Extinguisher within the 10 foot radius.
- This property will meet the criteria to be, or will be a CERS / CUPA reporting facility/entity to Lake County Environmental Health (see hyperlink below), it shall also comply specifically with PRC4291.3 requiring 300 feet of defensible space and fuels reduction around structures. In summary, any structure or location that

stores hazardous, flammable or dangerous items shall establish and maintain 300 feet of defensible space / fuels reduction around its radius.

- While not in Title, Code or Regulation, CAL FIRE does support the County of Lake's "Dark Sky Initiative". This standard reduces the false reporting of a vegetation fire from light during the night. False activation of the 911 system puts the community and first responders at risk when it can be avoided.

[http://www.fire.ca.gov/fire\\_prevention/fire\\_prevention\\_wildland\\_codes](http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_codes)

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[California's Wildland-Urban Interface Code Information - CAL FIRE - Home](http://www.fire.ca.gov)  
[www.fire.ca.gov](http://www.fire.ca.gov)

The law requires that homeowners do fuel modification to 100 feet (or the property line) around their buildings to create a defensible space for firefighters and to protect their homes from wildfires. New building codes will protect buildings from being ignited by flying embers which can travel as ...

[http://www.lakecountyca.gov/Government/Directory/Environmental\\_Health/Programs/cupa.htm](http://www.lakecountyca.gov/Government/Directory/Environmental_Health/Programs/cupa.htm)

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[Hazardous Materials Management \(CUPA\)](#)  
[www.lakecountyca.gov](http://www.lakecountyca.gov)

The Lake County Division of Environmental Health is the Certified Unified Program Agency for all of Lake County, dealing with hazardous waste and hazardous materials.

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[Hazardous Materials Management \(CUPA\)](#)  
[www.lakecountyca.gov](http://www.lakecountyca.gov)

The Lake County Division of Environmental Health is the Certified Unified Program Agency for all of Lake County, dealing with hazardous waste and hazardous materials.

<https://www.nfpa.org/assets/files/AboutTheCodes/1142/1142-A2001-ROP.PDF>

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[Report of the Committee on - NFPA](#)  
[www.nfpa.org](http://www.nfpa.org)

351 Report of the Committee on Forest and Rural Fire Protection Richard E. Montague, Chair FIREWISE 2000, Inc., CA [SE] John E. Bunting, Secretary New Boston Fire Dept., NH [U]

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[Report of the Committee on - NFPA](#)  
[www.nfpa.org](http://www.nfpa.org)

351 Report of the Committee on Forest and Rural Fire Protection Richard E. Montague, Chair  
FIREWISE 2000, Inc., CA [SE] John E. Bunting, Secretary New Boston Fire Dept., NH [U]

[http://www.fire.ca.gov/fire\\_prevention/fire\\_prevention\\_wildland\\_codes](http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_codes)

### California's Wildland-Urban Interface Code Information - CAL FIRE - Home [www.fire.ca.gov](http://www.fire.ca.gov)

The law requires that homeowners do fuel modification to 100 feet (or the property line) around their buildings to create a defensible space for firefighters and to protect their homes from wildfires. New building codes will protect buildings from being ignited by flying embers which can travel as ...

[http://www.lakecountycalifornia.gov/Government/Directory/Environmental\\_Health/Programs/cupa.htm](http://www.lakecountycalifornia.gov/Government/Directory/Environmental_Health/Programs/cupa.htm)

### Hazardous Materials Management (CUPA)

[www.lakecountycalifornia.gov](http://www.lakecountycalifornia.gov)

The Lake County Division of Environmental Health is the Certified Unified Program Agency for all of Lake County, dealing with hazardous waste and hazardous materials.

<https://www.nfpa.org/assets/files/AboutTheCodes/1142/1142-A2001-ROP.PDF>

### Report of the Committee on - NFPA

[www.nfpa.org](http://www.nfpa.org)

351 Report of the Committee on Forest and Rural Fire Protection Richard E. Montague, Chair FIREWISE  
2000, Inc., CA [SE] John E. Bunting, Secretary New Boston Fire Dept., NH [U]

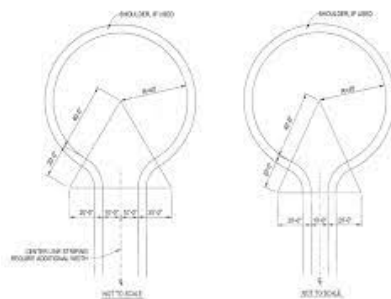
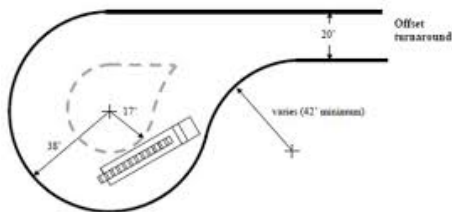


FIGURE FOR 14 CCR § 1273.05. TURNAROUND EXAMPLES



**Mike Wink**

Assistant Chief—Sonoma Lake Napa Unit

Pre-Fire/Inspections/PIO/Fuels/Grants

1199 Big Tree Road, St. Helena Ca. 94574

(707) 967-1408 Office

(707) 889-4225 Mobile



**From:** [Wood, Dylan@Wildlife](mailto:Wood,Dylan@Wildlife)  
**To:** [Laura Hall](#)  
**Cc:** [Michelle Irace](#)  
**Subject:** [EXTERNAL] RE: Design Review Permit DR 23-03; Initial Study IS 23-08 Belwood Motel:  
**Date:** Monday, November 25, 2024 11:59:46 AM  
**Attachments:** [image001.png](#)

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Good afternoon Laura,

Upon further review, CDFW recommends incorporating a mitigation measure to respond to the tree removal. Here is an example of what could be included to compensate for the impact.

Habitat Mitigation and Monitoring Plan (HMMP). The project proponent shall submit to the lead agency for review and approval a HMMP that identifies how the project proponent will compensate for the removal of (4) trees on the project site. The HMMP shall be comprised of habitat creation and/or habitat enhancements activities equal to twelve (12) trees or equivalent native plants and shrubs equal to the canopy cover of twelve (12) trees. The HMMP shall also include the following information:

- a. a description of the existing physical conditions of the proposed creation and/or restoration site and a map that identifies the location of the site;
- b. a plan for the preparation of the restoration site, including the removal of nonnative plant species, if needed;
- c. a local California native plant palette;
- d. a planting plan, including the species that will be planted on-site, quantity, and location,
- e. monitoring and maintenance measures and a timeline;
- f. an irrigation plan (if needed);
- g. procedures to ensure that nonnative plants are not introduced or allowed to sustain within the creation or restoration site and a nonnative plant removal plan;
- h. success standards

Let me know if you'd like to discuss this further.

Best,

**Dylan Wood**

California Department of Fish and Wildlife  
Senior Environmental Scientist (Supervisor)  
(916) 358-2384



---

**From:** Laura Hall <Laura.Hall@lakecountyca.gov>  
**Sent:** Wednesday, November 6, 2024 8:21 AM  
**To:** Wood, Dylan@Wildlife <Dylan.Wood@wildlife.ca.gov>  
**Cc:** Michelle Irace <Michelle.Irace@lakecountyca.gov>  
**Subject:** RE: Design Review Permit DR 23-03; Initial Study IS 23-08 Belwood Motel:

**WARNING:** This message is from an external source. Verify the sender and exercise caution when clicking links or opening attachments.

Dylan,

Attached are photos showing where the tree removals (and other violations) occurred. Also attached are the Corrective Action Recommendations mostly for soil erosion and sediment control best management practices (BMP) to address the illegal grading. The grading violation has been cleared along with the fence height (although not important for biology, mitigation will still be likely for the fence). The photos attached after the Corrective Action Recommendations show the BMPs applied for soil erosion and sediment control. I have also included the Biological Resource Assessment.

The project proposed removing 4 trees as covered in the MND. Some of the trees were dead or dying.

Again, if you have time for a call today that would be greatly appreciated. I do have a meeting from 2:00 p.m. to 3:00 p.m. but am free both before and after the meeting.

Thank you,

Laura

---

**From:** Wood, Dylan@Wildlife <[Dylan.Wood@wildlife.ca.gov](mailto:Dylan.Wood@wildlife.ca.gov)>  
**Sent:** Tuesday, November 5, 2024 6:11 PM  
**To:** Laura Hall <[Laura.Hall@lakecountyca.gov](mailto:Laura.Hall@lakecountyca.gov)>  
**Cc:** Michelle Irace <[Michelle.Irace@lakecountyca.gov](mailto:Michelle.Irace@lakecountyca.gov)>  
**Subject:** [EXTERNAL] RE: Design Review Permit DR 23-03; Initial Study IS 23-08 Belwood Motel:

Good evening Laura,

Thank you for looping us in on this issue. Do you have any photo documentation/records you could share from the compliance visits?

Additionally, is the County planning any action regarding potential non-compliance with CEQA? (i.e., removing of vegetation prior to adoption of the CEQA document)

Let me know if a short call would be helpful.

Best,

**Dylan Wood**

California Department of Fish and Wildlife  
Senior Environmental Scientist (Supervisor)  
(916) 358-2384



---

**From:** Laura Hall <[Laura.Hall@lakecountyca.gov](mailto:Laura.Hall@lakecountyca.gov)>

**Sent:** Tuesday, November 5, 2024 11:30 AM

**To:** Wood, Dylan@Wildlife <[Dylan.Wood@wildlife.ca.gov](mailto:Dylan.Wood@wildlife.ca.gov)>

**Cc:** Michelle Irace <[Michelle.Irace@lakecountyca.gov](mailto:Michelle.Irace@lakecountyca.gov)>

**Subject:** Design Review Permit DR 23-03; Initial Study IS 23-08 Belwood Motel:

**WARNING:** This message is from an external source. Verify the sender and exercise caution when clicking links or opening attachments.

Dylan,

I have a project (Design Review Permit DR 23-03; Initial Study IS 23-08 Belwood Motel) (APN 011-067-18) in Loch Lomond that the County prepared a Mitigated Negative Declaration for that includes a proposed short stay motel with 6 cabins (2 units each). I don't think we ever received comments from your agency on this project.

Unfortunately, before the public review period ended, on June 14, 2024, the Lake County Grading and Stormwater Inspector opened an investigation which concluded that illegal grading and removal of trees among other things had occurred. All these activities, including the removal of four ponderosa pine trees was covered in Mitigated Negative Declaration (IS 23-08) (SCH 2024050605) and required mitigation measures. The mitigation measures specific to tree removal includes BIO-1 and BIO-2 listed below. I was on the site visit, and it did not appear that any of the soils left the site, and erosion and sediment control measures were required to clear the violation, so BIO-3 may not be an issue. The violations occurred between February 1 and August 31, and there is no

way of knowing if any incidental takes occurred. Your comments on the removal of trees without applying the required mitigation measures would be greatly appreciated. I have attached the Mitigated Negative Declaration (IS 23-08).

BIO-1: To avoid impacts to passerines and raptors with sensitive regulatory status or otherwise protected under the Migratory Bird Treaty Act and California Fish and Game Code, the following shall be applied: Removal of trees during the nesting season (February 1 to August 31) shall be preceded by a survey for nesting birds conducted by a qualified biologist. If nesting birds are identified, a suitable construction buffer shall be established around the nest site until either the end of the nesting season or upon determination by a qualified biologist that fledging has been completed, or that the nest has been abandoned. Trees approved for removal shall be felled outside of the nesting season.

BIO-2: Prior to the clearing of trees, the following measures shall be implemented to mitigate potential impacts to bats: If removal of trees is proposed during the maternity roosting season (April 1 through September 15), trees with features capable of supporting roosting bats shall be surveyed for bat roosts or evidence of bat roosting (guano, urine staining and scent, dead bats) within 14 days of the start of project activities or removal of vegetation. If active roosts are discovered, removal may occur once active roosting ceases as determined by a qualified biologist. Once felled, the tree shall remain on the ground for one day to allow any bats present to leave. It is recommended that trees approved for removal be removed outside of the roosting season.

BIO-3: Any proposed grading shall be conducted in a manner that prevents erosion and subsequent sedimentation of the vernal pool habitat across the highway. Any stockpiles or sources of loose soil should be removed prior to the rainy season. All work should include extensive erosion control measures consistent with Lake County Grading Regulations in order to avoid erosion and the potential for transport of sediments into Loch Lomond Vernal Pool or local drainages. Coverage under the National Pollutant Discharge Elimination System (NPDES), General Permit for Storm Water Discharges associated with a Construction Activity (General Permit) and a Storm Water Pollution Prevention Plan (SWPPP) may be required.

Thank you,

**From:** [Fansler, Daniel@CHP](mailto:Fansler.Daniel@CHP)  
**To:** [CHP-EIR; Dye, Arthur J@CHP](mailto:CHP-EIR; Dye, Arthur J@CHP)  
**Cc:** [CHP-10AAdesk; Abrahams, Kristen@CHP](mailto:CHP-10AAdesk; Abrahams, Kristen@CHP)  
**Subject:** RE: Environmental Document Review – SCH # 2024050605 – Due to Lead Agency by 6/13/2024  
**Date:** Thursday, May 30, 2024 10:25:10 AM  
**Attachments:** [image001.png](#)  
**Importance:** High

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The Belwood Motel project is located in a rural residential area of Lake County. Reading through the summary provided in this email, I find no language related to traffic or the effect that large construction equipment or its workers might have to traffic and the motoring public at the location identified.

The language in the email indicates all construction work happening on this project would be confined within the 2.13 acre site, however, it is noted that State Route 175 (Cobb) is located immediately adjacent to the proposed construction site. My recommendation would be for Caltrans to be notified about this project and if it is anticipated that traffic will be impeded or effected in any way on State Route 175, at any time during the construction project by large equipment or any other construction related activities, a permit be requested through Caltrans and appropriate traffic control measures be put in place.

Other than this initial recommendation, there is no other identifiable impact to CHP Clear Lake Area's local operations by SCH # 2024050605.

**Dan Fansler, Lieutenant**

Commander  
CHP Clear Lake  
(707) 279-0103  
(707) 279-2863 Fax  
[dfansler@chp.ca.gov](mailto:dfansler@chp.ca.gov)



*Safety, Service, and Security*

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**From:** CHP-EIR <EIR@chp.ca.gov>

**Sent:** Wednesday, May 29, 2024 4:40 PM

**To:** Dye, Arthur J@CHP <ADye@chp.ca.gov>; Fansler, Daniel@CHP <DFansler@chp.ca.gov>

**Cc:** CHP-10AAdesk <10AAdesk@chp.ca.gov>; Abrahams, Kristen@CHP  
<Kristen.Abrahams@chp.ca.gov>

**Subject:** Environmental Document Review – SCH # 2024050605 – Due to Lead Agency by 6/13/2024

Good afternoon,

Special Projects Section (SPS) recently received the referenced Notice of Environmental Impact document from the State Clearinghouse (SCH) outlined in the following Web site:

[Belwood Motel, UP 23-03 \(ca.gov\)](#)

Due to the project's geographical proximity, please use the attached checklist to assess its potential impact to local operations and public safety. **If impact is determined**, responses should be e-mailed directly to the Lead Agency with cc to SCH and myself. **If there is no impact**, please do not include SCH or the Lead Agency in your response.

For more information on the EIR review process, please check out: [Power Point Commanders EIR Training.pptx \(sharepoint.com\)](#).

Please feel free to e-mail me if you have any questions.

Thank you,

**Kristen Abrahams** (Lange), AGPA

Special Projects Section, Transportation Planning Unit

CHP Headquarters

601 N. 7<sup>th</sup> Street

Sacramento, CA 95811

Office: (916) 843-3370

Direct: (916) 843-3386



August 28, 2023

Trish Turner  
County of Lake  
255 N Forbes Street  
Lakeport, CA 95453

Re: DR 23-01 Belwood Motel  
10336 Loch Lomand Road, Loch Lomand, CA 95461

Dear Trish Turner,

Thank you for giving us the opportunity to review the subject plans. The proposed DR 23-01 Belwood Motel is within the same vicinity of PG&E's existing facilities that impact this property.

PG&E operates overhead electric distribution facilities within an easement on this property. Per the project description, there are six (6) cabins proposed to be constructed. The Company requests no buildings or other structures be constructed within 15-feet on either side of the overhead pole line.

Please contact the Building and Renovation Center (BRSC) for facility map requests by calling 1-877-743-7782 and PG&E's Service Planning department at [www.pge.com/cco](http://www.pge.com/cco) for any modification or relocation requests, or for any additional services you may require.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 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 our response, please contact me at [alexa.gardea@pge.com](mailto:alexa.gardea@pge.com).

Sincerely,

Alexa Gardea  
Land Management



August 1, 2023

Trish Turner  
County of Lake  
255 N Forbes St  
Lakeport, CA 95453

Ref: Gas and Electric Transmission and Distribution

Dear Trish Turner,

Thank you for submitting the DR 23-01 plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: [https://www.pge.com/en\\_US/business/services/building-and-renovation/overview/overview.page](https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page).
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team  
Land Management





## **Attachment 1 – Gas Facilities**

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1.     Standby Inspection: A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2.     Access: At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3.     Wheel Loads: To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4.     Grading: PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5.     Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [ $24/2 + 24 + 36/2 = 54$ ] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ( $90^\circ \pm 15^\circ$ ). All utility lines crossing the gas pipeline must have a minimum of 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.



## Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 ([http://www.cpuc.ca.gov/gos/GO95/go\\_95\\_startup\\_page.html](http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html)) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.



June 13, 2023

Trish Turner  
County of Lake  
255 N Forbes St  
Lakeport, CA 95453

Ref: Gas and Electric Transmission and Distribution

Dear Trish Turner,

Thank you for submitting the DR 23-01 plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

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Sincerely,

Plan Review Team  
Land Management



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9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.





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## Attachment 2 – Electric Facilities

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2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

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12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 ([http://www.cpuc.ca.gov/gos/GO95/go\\_95\\_startup\\_page.html](http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html)) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

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**From:** [Northwest Information Center](#)  
**To:** [Trish Turner](#)  
**Subject:** [EXTERNAL] Re: Request for Review on DR 23-01  
**Date:** Tuesday, June 13, 2023 11:07:45 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image005.png](#)

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Thank you for your Development Review for the Belwood Motel request, we have added it to our queue and will be in touch if questions arise.

**Your file has been assigned NWIC 22-1935**

Contact our office referencing this number for any further questions or concerns regarding this project.

Thanks,  
[Claire Shudde](#)  
[Northwest Information Center](#)  
1400 Valley House Dr., Suite 210, Rohnert Park, CA 94928  
[nwic@sonoma.edu](mailto:nwic@sonoma.edu)  
[nwic.sonoma.edu](http://nwic.sonoma.edu)

On Tue, Jun 13, 2023 at 9:16 AM Trish Turner <[Trish.Turner@lakecountyca.gov](mailto:Trish.Turner@lakecountyca.gov)> wrote:

Please find attached to this email a request for review on a proposed project located at 10336 Loch Lomond Rd. Please respond no later than June 30, 2023. If you have no comment, please respond with no comment.

Sincerely,



*Trish Turner*

**Assistant Planner II**

Department of Community Development

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221 x 38112

Fax: (707) 263-2225

Email: [trish.turner@lakecountyca.gov](mailto:trish.turner@lakecountyca.gov)

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## Central Valley Regional Water Quality Control Board

13 June 2024

Laura Hall  
County of Lake  
255 North Forbes Street  
Lakeport, CA 95453  
[laura.hall@lakecountyca.gov](mailto:laura.hall@lakecountyca.gov)

### **COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE DECLARATION, BELWOOD MOTEL, UP 23-03 PROJECT, SCH#2024050605, LAKE COUNTY**

Pursuant to the State Clearinghouse's 14 May 2024 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the Belwood Motel, UP 23-03 Project, located in Lake County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

#### **I. Regulatory Setting**

##### **Basin Plan**

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by

the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/basin\\_plans/](http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/)

### **Antidegradation Considerations**

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

[https://www.waterboards.ca.gov/centralvalley/water\\_issues/basin\\_plans/sacsjr\\_2018\\_05.pdf](https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_2018_05.pdf)

In part it states:

*Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.*

*This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.*

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

## **II. Permitting Requirements**

### **Construction Storm Water General Permit**

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), Construction General Permit Order No. 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/constpermits.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml)

**Clean Water Act Section 404 Permit**

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

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

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications. For more information on the Water Quality Certification, visit the Central Valley Water Board website at:  
[https://www.waterboards.ca.gov/centralvalley/water\\_issues/water\\_quality/certification/](https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality/certification/)

**Waste Discharge Requirements – Discharges to Waters of the State**

If USACE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:  
[https://www.waterboards.ca.gov/centralvalley/water\\_issues/waste\\_to\\_surface\\_water/](https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/)

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at:

[https://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/water\\_quality/2004/wqo/wqo2004-0004.pdf](https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf)

### **Dewatering Permit**

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/water\\_quality/2003/wqo/wqo2003-0003.pdf](http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf)

For more information regarding the Low Threat Waiver and the application process, visit the Central Valley Water Board website at:

[https://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/waivers/r5-2018-0085.pdf](https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf)

### **Limited Threat General NPDES Permit**

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

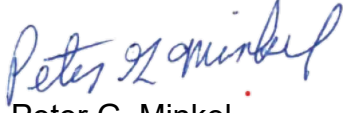
[https://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/general\\_orders/r5-2016-0076-01.pdf](https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf)

### **NPDES Permit**

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: <https://www.waterboards.ca.gov/centralvalley/help/permit/>



If you have questions regarding these comments, please contact me at (916) 464-4684 or [Peter.Minkel2@waterboards.ca.gov](mailto:Peter.Minkel2@waterboards.ca.gov).



Peter G. Minkel  
Engineering Geologist

cc: State Clearinghouse unit, Governor's Office of Planning and Research,  
Sacramento

**From:** [David Bingham](#)  
**To:** [Laura Hall](#)  
**Cc:** [Glen March](#); [Ingrid Tisell](#)  
**Subject:** RE: Recirculated IS/MND for DR 23-03 Belwood Motel:  
**Date:** Monday, February 3, 2025 4:17:48 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Good afternoon, Laura,

DPW – Roads has the following comments for the proposed DR 23-03 Belwood Motel. The existing driveway access onto Loch Lomond Road is unimproved and DPW would require that the applicant obtain an Encroachment Permit from the Department to improve the driveway access onto Loch Lomond Rd to Commercial Encroachment Standards. The plans provided shows some roadway widths that are not accurate. More specifically, Western Pine Road pavement along the NE lot line is shown at almost 44' wide. I did not go into the field to physically measure the width, but it is closer to 20' wide, if even that. This should be corrected on the plans. Additionally, a review of the photos provided of the recent code case activity for the property show a new fence that may have been constructed in the public right of way without permits from DPW. The fence also has a gate that has been installed to provide access onto Western Pine Road. This access would need to be improved to a minimum of Residential Driveway Encroachment standards or abandoned. I have forwarded this information to our Encroachment Inspector to verify road right of way widths and property monumentation to determine if the location of the newly constructed fence is in the Public Right of Way or Private Property. If it is determined that the fence was constructed within the public right of way, it will need to be relocated onto private property.

Please let me know if you have any questions.

Sincerely,  
David Bingham  
Capital Project Manager  
County of Lake  
Office: (707) 263-2341  
Cell: (707) 349-1483  
Fax: (707) 263-7748

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**From:** Laura Hall <Laura.Hall@lakecountyca.gov>  
**Sent:** Monday, February 3, 2025 11:30 AM  
**To:** Jack Smalley <Jack.Smalley@lakecountyca.gov>; Claire.Bryant@Wildlife.ca.gov; David Bingham <David.Bingham@lakecountyca.gov>; Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>; R2CEQA@wildlife.ca.gov; Paul.Duncan@fire.ca.gov; bill.solinsky@fire.ca.gov; Douglas Gearhart <doug@lcaqmd.net>; Daniel.Gjerde@dot.ca.gov; cobbmccarthys@gmail.com; skrul@chp.ca.gov; adye@chp.ca.gov; lrivera@middletownrancheria.com; tc@middletownrancheria-nsn.gov; lgalupe@middletownrancheria-nsn.gov; kcole@middletownrancheria-nsn.gov;