

Access Requirement Determination

Based on the current use and proposed development, the existing cell tower and PG&E large power transmission line towers site does not contain any commercial or residential habitable space. The towers are unmanned, requiring minimal occasional staff presence.

Given the absence of habitable structures, the existing cell tower's access driveway is not required to strictly adhere to the standard 20-foot width for fire apparatus access roads.

- The existing tower's access does not need to meet the 20-foot standard and is documented as 12 feet wide.
- The proposed new tower access is designed to be 15 feet wide.
- This project will require a pull-out at 400' intervals.

The proposed access road width of 15 feet is deemed sufficient for the occasional and essential access of fire truck apparatus to this non-habitable, unmanned utility site. Therefore, the project with the recommended pull outs will satisfy the necessary access standards.

Paving Requirement

The driveway standard shall require a paved surface only when the running grade exceeds 16 %.

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-

To: Trish Turner, Assistant Planner II
County of Lake Community Development
Department

DATE: February 26, 2024

FROM: Peter Helldorfer, Air Quality Engineer *PH*

SUBJECT: Verizon Wireless/Sequoia Development Services •• APN 010-020-29 ••
Major Use Permit, UP 24-03, IS 24-03, DR 24-01 •• Construct a 150 foot tall
lattice cell tower and ground equipment located at 16200 E. Hwy 20, Clearlake
Oaks, CA 95423

The Lake County Air Quality Management District (LCAQMD) received a Request for Review from the County of Lake Community Development Department regarding Major Use Permit, UP 24-03, IS 24-03, DR 24-01 on February 14, 2024. The applicant proposes the installation of a 150 foot tall lattice cell tower and ground equipment located at 16200 E. Hwy 20, Clearlake Oaks, CA 95423.

The use permit application include plans for a stationary back-up Diesel generator. The LCAQMD requires a permit for all stationary Diesel generators. The applicant should contact the LCAQMD for permitting requirements of the stationary Diesel generator.

Demolition or renovation activities are subject to the Asbestos National Emission Standards for Hazardous Air Pollutants. A complete asbestos survey and renovation/demolition notification must be submitted to the LCAQMD office before any demolition or renovation actives begin. Contact the LCAQMD for more details regarding the notification requirements and process.

The cell tower construction project is located near a populated area and work practices should consider minimizing impacts to residences through standard fugitive dust control measures applied to the staging, work areas and adjoining roads to the extent necessary to minimize airborne emissions. Construction activities that involve pavement, masonry, sand, gravel, grading, and other activities that could produce airborne particulate should be conducted with adequate dust controls to minimize airborne emissions. A dust mitigation plan may be required should the applicant fail to maintain adequate dust controls.

The project parcel is not located in a mapped area known to contain serpentine rock and/or soils. The LCAQMD and State of California Air Resources Board regulate surfacing and construction activities involving serpentine. Serpentine commonly contains regulated amounts of asbestos. If serpentine is discovered or is present during the course of grading or construction, all work shall stop until an approved serpentine dust control plan is

in place.

Mobile diesel equipment used for construction and/or maintenance must be in compliance with State registration requirements. Portable and stationary diesel-powered equipment must meet the requirements of the State Air Toxic Control Measure for Compression Ignition Engines.

Site development and vegetation disposal shall not create nuisance odors or dust. The LCAQMD recommends that any removed vegetation be chipped and spread for ground cover and erosion control.

Given the above concerns are adequately addressed the project as proposed, with mitigation measures, can be supported for air quality concerns.

California Department of Transportation

DISTRICT 1
P.O. BOX 3700 | EUREKA, CA 95502-3700
(707) 445-6600 | FAX (707) 441-6314 TTY 711
www.dot.ca.gov



February 28, 2024

1-LAK-20-31.33
Verizon Wireless Cell Tower
UP 24-03

Ms. Trish Turner
Community Development Department
County of Lake
Courthouse - 255 N. Forbes Street
Lakeport, California 95453

Dear Ms. Turner:

Thank you for giving Caltrans the opportunity to review and comment on the proposed Verizon Wireless Major Use permit (UP 24-03) to construct a new 150' tall lattice cell tower within a 900 sq. ft. lease area. The project site/parcel is proposed to be accessed from an existing dirt road, located off Highway 20, east of the junction of State Routes 20 and 53. We offer the following comment:

In a previous referral from the County of Lake to install a cell tower on the subject parcel, we noted that the historic access to the parcel was acquired by Caltrans when the roundabout at the junction of State routes 20 and 53 was constructed. The purpose of the acquisition was to eliminate potential cross-traffic, or vehicular conflicts, at the approach to the roundabout as a pre-emptive safety feature. In exchange for the removal of the historic driveway, Caltrans established access to the parcel via Almond Lane.

The proposed "dirt road" access, which appears to be located at State Route 20 postmile (PM) 31.994, does not appear to be a permitted driveway access. Driveways onto State routes must be issued a valid encroachment permit from Caltrans. Appendix J of the Caltrans Encroachment Permit Manual states:

"Driveways connecting to State highways shall be paved a minimum of 20 feet from the edge of shoulder or to the edge of State right of way, whichever is less to minimize or eliminate gravel from being scattered on the highway and to provide a paved surface for vehicles and bicycles to accelerate and merge. Where larger design vehicles are using the driveway (e.g., dump trucks, flatbed trucks, moving vans, etc.), extend paving so the drive wheels will be on a paved surface when accelerating onto the roadway (See HDM Index 205.4 Driveways on Frontage roads and in Rural Areas)."

Ms. Trish Turner, Assistant Planner II
2/28/2024
Page 2

The applicant must use Almond Lane for routine access as well as during construction of the proposed tower. We request that the County Use Permit for the project include a condition of approval to limit access to Almond Lane.

Please contact me with questions or for further assistance with the comments provided at (707) 684-6879 or email: <jesse.robertson@dot.ca.gov>.

Sincerely,

Jesse G. Robertson

JESSE ROBERTSON
Transportation Planning
Caltrans District 1

eCopy: Heidi Quintrell, Chief, Caltrans District 1 Encroachment Permits
Mike Dugan, Caltrans Maintenance Supervisor, Clearlake Oaks



February 27, 2024

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

Re: 16200 E Highway 20 Cell Tower
UP 24-03

Dear Trish Turner,

Thank you for providing PG&E the opportunity to review the proposed plans for 16200 E Highway 20 cell tower dated 2/14/2024. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

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 the PG&E Plan Review Team at pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management

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

February 27, 2024

File No.: 23-1126

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

re: UP 24-03, IS 24-03, DR 24-01 / APN 010-020-29 / Verizon Wireless, Sequoia Development Services

Dear Trish Turner,

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:

Verizon Wireless is requesting approval of a Major Use permit (UP 24-03) to construct a new 150' tall lattice cell tower, including a 900 sq. ft. lease area that will be enclosed by an eight-foot (8') chain-link fence, three (3) sectors of three (3) antennas each, totaling nine (9) panel antennas along with nine (9) remote radio units (RRU) mounted below/ adjacent to the antennas. The proposed facility will also include a 30kw backup generator and a PG&E transformer. The project parcel will be accessed from an existing dirt road, located off Highway 20.

Previous Studies:

XX While this office has record of prior field surveys covering small portions of the proposed project parcel [Study # 9753 (Maniery 1988) and Study # 22560 (Brown 1999)], we have no record of any previous cultural resource field survey for the proposed project area conducted by a professional archaeologist or architectural historian (*see recommendation below*).

Archaeological and Native American Resources Recommendations:

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

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

 The proposed project area has a low possibility of containing unrecorded archaeological site(s). Therefore, no further study for archaeological resources is recommended.

Built Environment Recommendations:

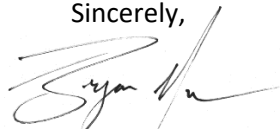
XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture 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 black ink, appearing to read "Bryan Much", with a stylized flourish at the end.

Bryan Much
Coordinator

From: [Jack Smalley](#)
To: [Trish Turner](#)
Subject: 16200 E. Hwy 20, Clearlake Oaks
Date: Tuesday, October 21, 2025 9:07:58 AM
Attachments: [Access Requirement Determination.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)
[image007.png](#)
[image008.png](#)

Please find attached my comments regarding the access of the cell tower located at 16200 E. Hwy 20.



Jack Smalley

Chief Building Official

Department of Community Development

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2382

Fax: (707) 262-1843

Email: jack.smalley@lakecountyca.gov

STAY CONNECTED:



CONFIDENTIAL OR PRIVILEGED:

This communication contains information intended only for the use of the individuals to whom it is addressed and may contain information that is privileged, confidential or exempt from other disclosure under applicable law. If you are not the intended recipient, you are notified that any disclosure, printing, copying, distribution or use of the contents is prohibited. If you have received this in error, please notify the sender immediately by telephone or by returning it by reply e-mail and then permanently deleting the communication from your system.

Access Requirement Determination

Based on the current use and proposed development, the existing cell tower and PG&E large power transmission line towers site does not contain any commercial or residential habitable space. The towers are unmanned, requiring minimal occasional staff presence.

Given the absence of habitable structures, the existing cell tower's access driveway is not required to strictly adhere to the standard 20-foot width for fire apparatus access roads.

- The existing tower's access does not need to meet the 20-foot standard and is documented as 12 feet wide.
- The proposed new tower access is designed to be 15 feet wide.
- This project will require a pull-out at 400' intervals.

The proposed access road width of 15 feet is deemed sufficient for the occasional and essential access of fire truck apparatus to this non-habitable, unmanned utility site. Therefore, the project with the recommended pull outs will satisfy the necessary access standards.

Paving Requirement

The driveway standard shall require a paved surface only when the running grade exceeds 16 %.

From: [Lake County Community Development - Resource Planning](#)
To: [Trish Turner](#)
Cc: [Lake County Community Development - Resource Planning](#)
Subject: RE: RFR for Cell Tower located at 16200 E. Hwy 20, Clearlake Oaks
Date: Wednesday, February 14, 2024 11:27:08 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)
[Grading Permits 2024.pdf](#)
[image006.png](#)
[General Grading Questionnaire.pdf](#)
[Grading Plans \(extracted from Site Plans \(2\)\).pdf](#)

Good morning Trish,

The following are my comments:

GRADING

The Site Plans, sheet “C100” identifies the amount of cut/fill for the antenna site as:

- CUT.....0.91 CY
- FILL71.75 CY
- NET FILL.....70.84 CY

These numbers alone would not trigger a grading permit, however, the project also includes clearing, minor grading for the existing driveway (as per the Biology Report), and undergrounding activities in soil with a severe erosion hazard. Due to these potential triggers, additional information will be needed for an assessment of grading impacts.

The applicant will need to provide updated Grading Plans, Erosion Control and Sediment Detention Plan, and a Grading Project Description covering requirements as per [Chapter 30 of the Lake County Municipal Code](#). Please refer to and send the applicant the attached “Grading Permits 2024” handout for details on what is needed for each of these requirements. Due to the erosion hazard rating of the soil (Severe), a Geotechnical Report will also be required. Depending upon the amount of soil moved, if over an acre, a Stormwater Pollution Prevention Plan (SWPPP) and Construction General Permit may be needed from the Central Valley Water Quality Control Board. Lastly, a Dust Control Plan will most likely be needed from the Department of Air of Quality. These reports and plans are needed for an assessment of grading impacts.

On the Site Plan, sheet “GN” provides an overview of general responsibilities to a contractor who would accept a bid for this project, but this sheet is not project-specific, and is formulated for the State of Utah. Below are potential grading activities that **may** be associated with this project as per this sheet. As these are non-project-specific notes, the above requested materials will clarify if and how these activities will take place. Please also give the applicant the attached “General Grading Questionnaire” with the instructions to fill out the form keeping all project activities in mind (incl. the below-mentioned clearing, grubbing, import/export, demolition, cuts, fills, and all undergrounding work) as part of this RFR process.

CLEARING AND GRADING NOTES

- 1) CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH REGULATORY AGENCY STANDARD SPECIFICATIONS AND DIVISION 2 OF THE AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATIONS.
- 2) IF THE PROJECT REQUIRES ANY IMPORT OR EXPORT TO ACHIEVE A BALANCED SITE, A SEPARATE UNIT PRICE PER CUBIC YARD SHALL BE INCLUDED IN THE BID FOR SAID IMPORT OR EXPORT. ANY EXPORT MATERIAL SHALL BE STOCKPILED OR REMOVED FROM THE PROJECT SITE AS DIRECTED BY THE OWNER AND/OR ENGINEER.

UNDERGROUND UTILITIES

- 5) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS OF THE REGULATORY AGENCY FOR H-20 LOAD REQUIREMENTS.
- 6) SANITARY SEWER AND WATER SYSTEM CONSTRUCTION TO BE INSTALLED PER THE REQUIREMENTS OF THE REGULATORY AGENCY.
 - A. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH THE REGULATORY AGENCY STANDARDS.
 - B. ALL WATER SERVICE LINES SHALL BE CONSTRUCTED ACCORDING TO REGULATORY AGENCY STANDARDS.
 - C. ALL WATERLINE BENDS, ELBOWS, TEES, AND CROSSES SHALL HAVE THRUST BLOCKS PLACED ACCORDING TO REGULATORY AGENCY STANDARDS.
 - D. ALL WATERLINE LOOPS SHALL BE CONSTRUCTED ACCORDING TO REGULATORY AGENCY STANDARDS.
 - E. CONTRACTOR TO VERIFY ALL PIPE LENGTHS. PIPE LENGTHS SHOWN ARE MEASURED FROM EDGE OF MH TO EDGE OF MH.
NO ADJUSTMENT WAS MADE FOR SLOPE.
- 7) THE CONTRACTOR SHALL NOTIFY INFINITY CONSULTANTS, INC. IN WRITING AT LEAST 48 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH THE REGULATORY AGENCY STANDARD SPECIFICATIONS.

GENERAL DEMOLITION NOTES

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.

7. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.

GENERAL GRADING NOTES:

1. Survey Provided By Owner. Civil Engineer not responsible for inaccuracies in survey information.

Contractor to verify in field data and to inform Civil Engineer of any discrepancies.

2. All work shall be in accordance with the City Public Works Standard.

3. Cut slopes shall be no steeper than 2 horizontal to 1 vertical.

4. Fill slopes shall be no steeper than 2 horizontal to 1 vertical.

5. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the geotechnical engineer.

6. Areas to receive fill shall be properly prepared and approved by the City inspector and geotechnical Engineer prior to placing fill.

7. Fills shall be benched into competent material as per specifications and geotechnical report.

8. All trench backfill shall be tested and certified by the site geotechnical engineer per the grading code.

9. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.

10. The final compaction report and certification from the geotechnical engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.

11. Dust shall be controlled by watering.

12. The location and protection of all utilities is the responsibility of the permittee.

13. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.

14. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the city engineer.

15. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.

16. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
17. Aggregate base shall be compacted per the geotechnical report prepared for the project.
18. Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown hereon.
19. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
20. Erosion Control: Protect all inlet boxes, catch basins, etc. with straw bales or other approved method to strain the storm water during construction.

Thank you,



Katherine Schaefer, MA
Resource Planner

Community Development Department
255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221

Fax: (707) 262-1843

Email: ResourcePlanning@lakecountyca.gov

CONFIDENTIAL OR PRIVILEGED:

This communication contains information intended only for the use of the individuals to whom it is addressed and may contain information that is privileged, confidential or exempt from other disclosure under applicable law. If you are not the intended recipient, you are notified that any disclosure, printing, copying, distribution or use of the contents is prohibited. If you have received this in error, please notify the sender immediately by telephone or by returning it by reply e-mail and then permanently deleting the communication from your system.

From: Trish Turner <Trish.Turner@lakecountyca.gov>

Sent: Tuesday, February 13, 2024 4:40 PM

To: mike.wink@fire.ca.gov; Christopher.Brooks@dot.ca.gov; Lake County Community Development - Resource Planning <ResourcePlanning@lakecountyca.gov>; jesse.robertson@dot.ca.gov; chief800@northshorefpd.com; Elizabeth Knight <elizabethk@lcaqmd.net>; Katie Carpenter <Katie.Carpenter@lakecountyca.gov>; Vance Ricks <Vance.Ricks@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; PGE Plan Review <PGEPlanReview@pge.com>; William.M.Ratts@faa.gov; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Bill King <William.King@calpine.com>; Greg Peters <Greg.Peters@lakecountyca.gov>; nwc@sonoma.edu; R2CEQA@wildlife.ca.gov

Subject: RFR for Cell Tower located at 16200 E. Hwy 20, Clearlake Oaks

Good Afternoon,

Please find attached to this email a "Request for Review" of a new lattice cell phone tower located on APN 010-020-29. Please provide any comments (even if it is "No Comment") to this email by February 28, 2024.



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

STAY CONNECTED:



CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

Secure Message Info

Message ID	nbdH1CDazaIA8r5R9ZCBN0
Message Expires	Tuesday, 20 February
Message URL	https://filetransfer.co.lake.ca.us/message/nbdH1CDazaIA8r5R9ZCBN0
Permission	If you forward this email with the secure random download link, whomever you forward this to can download the files attached to this message.

Files attached to this message

Filename	Size
RFR.docx	1 MB
Application and Project Description.pdf	1.13 MB
Bio Report.pdf	4.39 MB
Radio Frequency.pdf	836 KB
Service Map.pdf	284 KB
Site Plans (2).pdf	6.09 MB
Simulation Photos.pdf	434 KB

[Download Attached Files](#)

[Reply to this Secure Message](#)

If you need assistance accessing or using this Secure Message System, please contact support at fileTransferService@co.lake.ca.us.

From: [Northwest Information Center](#)
To: [Trish Turner](#)
Subject: [EXTERNAL] Re: RFR for Cell Tower located at 16200 E. Hwy 20, Clearlake Oaks
Date: Wednesday, February 14, 2024 11:30:56 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)

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#:23-1126

Please refer to this number if you have any questions.

Thanks for your time!

Rene Rodriguez

(He/Him)

Northwest Information Center

1400 Valley House Drive, Suite 210, Rohnert Park, CA 94928

T: (707) 588-8455

nwic@sonoma.edu

www.nwic.sonoma.edu

On Tue, Feb 13, 2024 at 4:39 PM Trish Turner <Trish.Turner@lakecountyca.gov> wrote:

Good Afternoon,

Please find attached to this email a "Request for Review" of a new lattice cell phone tower located on APN 010-020-29. Please provide any comments (even if it is "No Comment") to this email by February 28, 2024.



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

STAY CONNECTED:



CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

Secure Message Info

Message ID	nbdH1CDazaIA8r5R9ZCBN0
Message Expires	Tuesday, 20 February
Message URL	https://filetransfer.co.lake.ca.us/message/nbdH1CDazaIA8r5R9ZCBN0
Permission	If you forward this email with the secure random download link, whomever you forward this to can download the files attached to this message.

Files attached to this message

Filename	Size
RFR.docx	1 MB
Application and Project Description.pdf	1.13 MB
Bio Report.pdf	4.39 MB

Radio Frequency.pdf	836 KB
Service Map.pdf	284 KB
Site Plans (2).pdf	6.09 MB
Simulation Photos.pdf	434 KB

[Download Attached Files](#)

[Reply to this Secure Message](#)

If you need assistance accessing or using this Secure Message System, please contact support at fileTransferService@co.lake.ca.us.

From: [Lori Baca](#)
To: [Trish Turner](#)
Subject: RE: RFR for Cell Tower located at 16200 E. Hwy 20, Clearlake Oaks
Date: Wednesday, February 14, 2024 1:24:31 PM
Attachments: [image008.png](#)
[image009.png](#)
[image011.png](#)
[image001.png](#)

Trish,

This parcel is outside of any Special Districts service area, no comment.

HAPPY VALENTINE'S DAY!

Lori A. Baca

Customer Service Supervisor

Lori.Baca@lakecountyca.gov

Office Number (707) 263-0119

Fax (707) 263-3836



From: Trish Turner

Sent: Tuesday, February 13, 2024 4:40 PM

To: mike.wink@fire.ca.gov; Christopher.Brooks@dot.ca.gov; Lake County Community Development - Resource Planning <ResourcePlanning@lakecountyca.gov>; jesse.robertson@dot.ca.gov; chief800@northshorefpd.com; Elizabeth Knight <elizabethk@lcaqmd.net>; Katie Carpenter <Katie.Carpenter@lakecountyca.gov>; Vance Ricks <Vance.Ricks@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; PGE Plan Review <PGEPlanReview@pge.com>; William.M.Ratts@faa.gov; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Bill King <William.King@calpine.com>; Greg Peters <Greg.Peters@lakecountyca.gov>; nwic@sonoma.edu; R2CEQA@wildlife.ca.gov

Subject: RFR for Cell Tower located at 16200 E. Hwy 20, Clearlake Oaks

Good Afternoon,

Please find attached to this email a "Request for Review" of a new lattice cell phone tower located on APN 010-020-29. Please provide any comments (even if it is "No Comment") to this email by February 28, 2024.

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
STAY CONNECTED:



CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

Secure Message Info

Message ID	nbdH1CDazaIA8r5R9ZCBN0
Message Expires	Tuesday, 20 February
Message URL	https://filetransfer.co.lake.ca.us/message/nbdH1CDazaIA8r5R9ZCBN0
Permission	If you forward this email with the secure random download link, whomever you forward this to can download the files attached to this message.

Files attached to this message

Filename	Size
RFR.docx	1 MB

Application and Project Description.pdf	1.13 MB
Bio Report.pdf	4.39 MB
Radio Frequency.pdf	836 KB
Service Map.pdf	284 KB
Site Plans (2).pdf	6.09 MB
Simulation Photos.pdf	434 KB

[Download Attached Files](#)

[Reply to this Secure Message](#)

If you need assistance accessing or using this Secure Message System, please contact support at

fileTransferService@co.lake.ca.us.



February 15, 2024

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 UP 24-03 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.
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) 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.