



July 21, 2025

**Laura Hall, M.S.
Community Development Dept.
Planning Division
255 N. Forbes Street
Lakeport, CA 95453**

Ref: Gas and Electric Transmission and Distribution

Dear Laura Hall,

Thank you for submitting the **PL-25-282** project 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/account/service-requests/building-and-renovation.html>.
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.

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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.

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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.)

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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), plant only low-growing shrubs under the wire zone and only grasses within the area directly below the tower. Along the border of the transmission line right-of-way, plant only small trees no taller than 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.

Laura Hall

From: Redbud Audubon <redbud.audubon@gmail.com>
Sent: Friday, July 18, 2025 7:13 AM
To: Laura Hall
Subject: [EXTERNAL] Re: Request for Review (RFR) for PL-25-282, Harmony for a Special Event, Commercial to Allow for Special Events Including Serving Food and Wine:

Laura,

Redbud Audubon Society has no comments for this project.

We have corresponded with the owner and are happy to enrich the project by sharing our knowledge of the flora and fauna addin to the dining experience.

Sincerely,
Donna Mackiewicz, Redbud Audubon Society

On Wed, Jul 16, 2025 at 8:02 PM Laura Hall <Laura.Hall@lakecountyca.gov> wrote:

Dear Agencies/ Interested Parties,

My apologies, but the site map needed to be updated.

Thank you,

Laura

From: Laura Hall
Sent: Wednesday, July 16, 2025 8:04 AM
To: Jack Smalley <Jack.Smalley@lakecountyca.gov>; Katherine Vanderwall <Katherine.Vanderwall@lakecountyca.gov>; David Bingham <David.Bingham@lakecountyca.gov>; Douglas Gearhart <dougg@lcaqmd.net>; Elizabeth Knight <elizabethk@lcaqmd.net>; Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>; Bruce.Mccracken@wasteconnections.com; Lori Baca <Lori.Baca@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; pbleuss@kelseyvillefire.com; Paul.Duncan@fire.ca.gov; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; gdm@paratransit.net; PGEPlanReview@pge.com; bray@big-valley.net; chairman@big-valley.net; sryan@big-valley.net; l.brown.elem@gmail.com; Agustin Garcia <agarcia@elemindiancolony.com>; apopaditch@elemindiancolony.com; cmota@elemindiancolony.com;

Laura Hall

From: Redbud Audubon <redbud.audubon@gmail.com>
Sent: Monday, May 19, 2025 7:42 PM
To: Laura Hall
Subject: [EXTERNAL] Re: Request for Review (RFR) for Minor Use Permit (MUP PL-25-81) Harmony, to Allow for Cottage Food Industry:

Hello.

Redbud Audubon thanks you for the opportunity to comment on:

Request for review (RFR) for Minor Use Permit (MUP PL-25-81) Harmony, for a Cottage Food Industry at 3210 Big Valley Road, Kelseyville, CA 95451 (APN 008-037-30).

We support this venture and agree this type of a business venture can promote tourism and farm to table dining.

Sincerely,
Donna Mackiewicz

On Mon, May 19, 2025 at 7:41 AM Laura Hall <Laura.Hall@lakecountyca.gov> wrote:

Dear Agencies/ Interested Parties,

This is a request for review (RFR) for Minor Use Permit (MUP PL-25-81) Harmony, for a Cottage Food Industry at 3210 Big Valley Road, Kelseyville, CA 95451 (APN 008-037-30). The RFR, project description, and site plan are attached.

Please advise us if additional information is needed, which permits are required from your agency (if any), and/or of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project. Please submit your comments as soon as possible but **no later than June 3, 2025**. Comments should be submitted to laura.hall@lakecountyca.gov or mailed to the address listed in the letterhead of the RFR.

Thank you,

Laura



Laura Hall, M.S.

Community Development Department

Planning Division

255 N. Forbes St. Lakeport, CA 95453

Phone: (707) 263-2221

Email: laura.hall@lakecountyca.gov

CONFIDENTIALITY NOTICE: This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication.

--

Donna Mackiewicz

redbud.audubon@gmail.com

707-805-9410

P.O. Box 5780

Clearlake, CA 95422

www.redbudaudubon.org



May 20, 2025

Laura Hall, M.S.
Community Development Dept.
Planning Division
255 N. Forbes Street
Lakeport, CA 95453

Ref: Gas and Electric Transmission and Distribution

Dear Laura Hall,

Thank you for submitting the **MUP PL-25-81 Harmony** project 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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Land Management



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4. **Landscaping:** Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), plant only low-growing shrubs under the wire zone and only grasses within the area directly below the tower. Along the border of the transmission line right-of-way, plant only small trees no taller than 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.
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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) 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 4, 2025

Laura Hall
County of Lake
Community Development Dept
Planning Division

Re: PL-25-81 Harmony
3210 Big Valley Road, Kelseyville, CA 95451

Dear Laura,

Thank you for providing PG&E the opportunity to review your proposed plans for PL-25-81 dated May 19, 2025. Our review indicates the proposed work and/or improvements do not appear to directly interfere with any of PG&E's existing facilities or land rights.

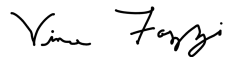
Please note, this is our preliminary review and PG&E may provide additional comments in the future as the project progresses or if additional information is provided. If there are subsequent modifications made to the design, we ask that the plans be resubmitted for review to the email address listed below.

If PG&E gas and/or electric service are needed, please submit an application through PG&E's Your Project Portal: [Sign In \(yourprojects-pge.com\)](https://yourprojects-pge.com).

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

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

Sincerely,



Vince Fazzi
Land Management

rsteale@knwi.org; dcirelli@hpultribe-nsn.gov; aaroyosr@hpultribe-nsn.gov; rgeary@hpultribe-nsn.gov; jley@hpultribe-nsn.gov; ideas@hpultribe-nsn.gov; dcazares@hpultribe-nsn.gov; dbeltran@koination.com; yolandatovar@koination.com; tc@middletownrancheria-nsn.gov; lcalupe@middletownrancheria-nsn.gov; kcole@middletownrancheria-nsn.gov; thpo@middletownrancheria-nsn.gov; bcromwell@rrcbc-nsn.gov; ejcrandell@rrcbc-nsn.gov; lsantana@rrcbc-nsn.gov; shawn.davis@sv-nsn.gov; alondra.herrera@sv-nsn.gov; patty.franklin@sv-nsn.gov; cww281@gmail.com; sjelliott@hoplandtribe.com; ta@hoplandtribe.com; welliott@hoplandtribe.com; scottg@mishewalwappotribe.com; admin@rvrpomo.net; enved@rvrpomo.net; thpo@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov; redbud.audubon@gmail.com

Subject: RE: Request for Review (RFR) for PL-25-282, Harmony for a Special Event, Commercial to Allow for Special Events Including Serving Food and Wine:

Dear Agencies/ Interested Parties,

This is a request for review (RFR) for PL-25-282 Harmony, for a Special Event, Commercial to allow for events that would include serving food and wine at 3210 Big Valley Road, Kelseyville, CA 95451 (APN 008-037-30). The RFR, site map, and other information are attached.

Please note that an RFR was previously sent out for this project on May 19, 2025 (PL25-81), however, it was determined by staff that a major use permit would be required.

Please advise us if additional information is needed, which permits are required from your agency (if any), and/or of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project. Please submit your comments as soon as possible but **no later than July 31, 2025**. Comments should be submitted to laura.hall@lakecountyca.gov or mailed to the address listed in the letterhead of the RFR.

Thank you,

Laura



Laura Hall, M.S.

Community Development Department

Planning Division

255 N. Forbes St. Lakeport, CA 95453

Phone: (707) 263-2221

Email: laura.hall@lakecountyca.gov

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--

Donna Mackiewicz

redbud.audubon@gmail.com

707-805-9410

P.O. Box 5780

Clearlake, CA 95422

www.redbudaudubon.org

July 30, 2025

Laura Hall
County of Lake
Community Development Department
Planning Division

Re: PL-25-282
3210 Big Valley Road, Kelseyville, CA 95451; APN 008-037-30

Dear Laura,

Thank you for providing PG&E the opportunity to review your proposed plans for PL-25-282 dated July 16, 2025 and received on July 16, 2025. Our review indicates the proposed work and/or improvements do not appear to directly interfere with any of PG&E's existing facilities or land rights.

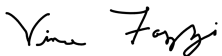
Please note, this is our preliminary review and PG&E may provide additional comments in the future as the project progresses or if additional information is provided. If there are subsequent modifications made to the design, we ask that the plans be resubmitted for review to the email address listed below.

If PG&E gas and/or electric service are needed, please submit an application through PG&E's Your Project Portal: [Sign In \(yourprojects-pge.com\)](https://yourprojects-pge.com).

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

Sincerely,



Vince Fazzi
Land Management