

From: [Leah Sautelet](#)
To: [Mary Claybon](#); [Richard Ward](#)
Subject: RE: Rancho Lake Cannabis Project and Evacuation Routes
Date: Monday, January 5, 2026 9:38:46 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Hi Mary,

Thank you for reaching out and for sharing the staff report and background from the Planning Commission hearing.

I want to clarify the role of the Sheriff's Office of Emergency Services (OES) in this type of review. OES does not conduct or certify evacuation capacity, clearance times, or traffic modeling, and I am not able to determine whether a specific project would or would not affect evacuation performance along Grange Road. Fully answering that question would require technical analysis beyond the scope of OES.

That said, OES does routinely provide input related to operational awareness, preparedness, and workplace safety, particularly for projects located along evacuation routes or in hazard-prone areas.

From that perspective, the following points are relevant:

- Evacuation routes are incident-specific. While Grange Road may function as an evacuation route under certain conditions, how and when it is used depends on the type of incident, conditions at the time, and direction from the Sheriff's Office. There is no single, fixed evacuation pattern that applies to all scenarios.
- On-site preparedness supports employee safety. Ensuring that employees and seasonal workers understand local hazards, know their zone identifier, and are registered to receive official alerts helps support timely decision-making and reduces confusion during emergencies.
- "Know Your Zone" signage and alert registration are appropriate operational measures. Consistent with comments previously provided for special event permits, adding a condition of approval that requires:
 - Posting Know Your Zone information on site,
 - Displaying a map showing zone identifiers and primary connections to major roadways, and
 - Providing information to employees on Lake County Alerts registration would be reasonable and aligned with best practices for workplace safety and preparedness.

These measures do not constitute a technical determination regarding evacuation capacity or roadway adequacy, but they do meaningfully support situational awareness and compliance with official emergency instructions during an incident.

Thanks,

Leah

From: Mary Claybon <Mary.Claybon@lakecountycalifornia.gov>
Sent: Monday, December 29, 2025 9:22 AM
To: Leah Sautelet <Leah.Sautelet@lakecountycalifornia.gov>; Richard Ward <Richard.Ward@lakecountycalifornia.gov>
Subject: Rancho Lake Cannabis Project and Evacuation Routes

Hello Leah Sautelet and Rich Ward,

On December 11, 2025, the Planning Commission heard an item for a proposed cannabis project identified as PL-25-13 (UP 21-15) located at 19955 Grange Road, Middletown. The applicants, Jim Comstock and Rancho Lake, LLC are proposing 19.6 acres outdoor commercial cannabis canopy within a 34-acre cultivation area. I have included the staff report for your review.

The applicants propose to employ approximately twelve full-time staff members, in addition to around twenty seasonal employees during peak planting and harvesting periods. During regular operations, daily vehicle trips are estimated to be approximately twenty-four; this number may increase to up to forty trips per day during peak planting and harvest periods.

Additionally, regular weekly deliveries of project-related materials will be scheduled throughout the cultivation season. The project Scope of Work includes installing a Knoxbox at the project site entrance to facilitate access for emergency responders, implementing interior roadway improvements to comply with PRC 4290 Road Standards, establishing defensible space around structures in accordance with PRC 4291, and installing a dedicated water supply for fire suppression within a steel, fiberglass, or concrete tank in accordance with applicable NFPA standards.

The Planning Commission expressed concerns regarding Grange Road's designation as an evacuation route and the potential impact of the proposed project on a safe evacuation for the Hidden Valley Lake community. Could you provide any information regarding evacuation routes in the area and whether the project may influence evacuation safety? The project review has been continued to January 8, 2026. An inquiry was sent to South Lake Fire District and the Chief Duncan deferred comment to Lake Sheriff and OES as seen in the email below. I had reviewed a comment you provided for a special event permit that was issued during the summer months. The commentary for that project included adding a condition of approval for signage with the *Know Your Zone* information and a map to main highways posted on site. Please advise if adding this condition would alleviate concerns from LCSO and OES. Your input on this matter would be greatly appreciated.

Thank you,



Mary Claybon, MSML
Senior Planner
Community Development Department
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221
Fax: (707) 263-2225
Email: Mary.Claybon@lakecountyca.gov

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From: Duncan, Paul@CALFIRE <Paul.Duncan@fire.ca.gov>
Sent: Saturday, December 20, 2025 11:14 AM
To: Mary Claybon <Mary.Claybon@lakecountyca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>
Cc: Mireya Turner <Mireya.Turner@lakecountyca.gov>
Subject: [EXTERNAL] Re: Rancho Lake Cannabis Project and Evacuation Routes

Good Morning,
South Lake County Fire Protection District has no comment and defers any concerns regarding evacuation to the Lake County Sheriff and the Office of Emergency Services.
The Lake County Sheriff and OES are the agencies having jurisdiction over evacuations.
Thank you, Paul



Paul Duncan

Assistant Chief – South Lake County Fire Protection District
21095 Highway 175, Middletown, CA
(707) 987-3089 Office
(707) 481-2362 Cell



From: Mary Claybon <Mary.Claybon@lakecountyca.gov>
Sent: Friday, December 19, 2025 10:12 AM
To: Duncan, Paul@CALFIRE <Paul.Duncan@fire.ca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>
Cc: Mireya Turner <Mireya.Turner@lakecountyca.gov>
Subject: Rancho Lake Cannabis Project and Evacuation Routes

Hello,

On December 11, 2025, the Planning Commission heard an item for a proposed cannabis project identified as PL-25-13 (UP 21-15) located at 19955 Grange Road, Middletown. The applicants, Jim Comstock and Rancho Lake, LLC are proposing 19.6 acres outdoor commercial cannabis canopy within a 34-acre cultivation area. I have included the staff report for your review.

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The Planning Commission expressed concerns regarding Grange Road's designation as an evacuation route and the potential impact of the proposed project on a safe evacuation for the Hidden Valley Lake community. Could the district provide any information regarding evacuation routes in the area and whether the project may influence evacuation safety? The project review has been continued to January 8, 2026. Your input on this matter would be greatly appreciated.

Thank you,



Mary Claybon, MSML
Senior Planner
Community Development Department
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221
Fax: (707) 263-2225
Email: Mary.Claybon@lakecountyca.gov

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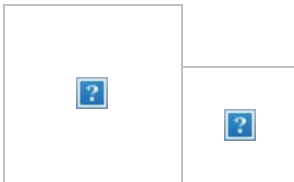
From: [Lori Baca](#)
To: [Katherine Schaefer](#)
Subject: RE: UP 21-15 Rancho Lake LLC Request for Review
Date: Friday, May 28, 2021 3:35:21 PM
Attachments: [image006.jpg](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.gif](#)
[image012.png](#)

Katherine,

All parcels listed are outside of any Special Districts service area, no impact.

Have a wonderful weekend!

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



From: Katherine Schaefer
Sent: Friday, May 28, 2021 2:06 PM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Elizabeth Knight <elizabethk@lcaqmd.net>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Ray Kehoe <Ray.Kehoe@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Dennis Keithly <Dennis.Keithly@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; chief500@lakeportfire.com; pbleuss@kelseyvillefire.com; chief800@northshorefpd.com; Gloria.Fong@fire.ca.gov; mike.wink@fire.ca.gov; csmith@lakecountyfire.com; Fdchf700@yahoo.com; PGEPlanReview@pge.com; kyle.stoner@wildlife.ca.gov; R2CEQA@wildlife.ca.gov; james.shupe@dot.ca.gov; jacob.rightnar@dot.ca.gov; jesse.robertson@dot.gov; Rex.Jackman@dot.ca.gov; lcfarmbureau@sbcglobal.net; roberta.lyons@att.net; kevin.ponce@cdfa.ca.gov; Janae.Fried@Waterboards.ca.gov; bhalstead@blm.gov; cdfa.CalCannabis_Local_Verification@cdfa.ca.gov; jruygt@comcast.net; centralvalleysac@waterboards.ca.gov; SPKRegulatoryMailbox@usace.army.mil; R2CEQA@wildlife.ca.gov; Tracy Cline <Tracy.Cline@lakecountyca.gov>; Csmith@lakecountyfire.com; roberta.lyons@att.net; info@middletownareamarchants.com
Cc: Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Michelle Scully

From: [Gordon Haggitt](#)
To: [Katherine Schaefer](#)
Subject: RE: UP 21-15 Rancho Lake LLC Request for Review
Date: Tuesday, June 1, 2021 9:56:39 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.gif](#)
[image005.png](#)

Make sure they are legal parcels and that the setbacks are established by survey for inspection on the ground.

From: Katherine Schaefer

Sent: Friday, May 28, 2021 2:06 PM

To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Elizabeth Knight <elizabethk@lcaqmd.net>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Ray Kehoe <Ray.Kehoe@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Dennis Keithly <Dennis.Keithly@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; chief500@lakeportfire.com; pbleuss@kelseyvillefire.com; chief800@northshorefpd.com; Gloria.Fong@fire.ca.gov; mike.wink@fire.ca.gov; csmith@lakecountyfire.com; Fdchf700@yahoo.com; PGEPlanReview@pge.com; kyle.stoner@wildlife.ca.gov; R2CEQA@wildlife.ca.gov; james.shupe@dot.ca.gov; jacob.rightnar@dot.ca.gov; jesse.robertson@dot.gov; Rex.Jackman@dot.ca.gov; lcfarmbureau@sbcglobal.net; roberta.lyons@att.net; kevin.ponce@cdfa.ca.gov; Janae.Fried@Waterboards.ca.gov; bhalstead@blm.gov; cdfa.CalCannabis_Local_Verification@cdfa.ca.gov; jruygt@comcast.net; centralvalleysac@waterboards.ca.gov; SPKRegulatoryMailbox@usace.army.mil; R2CEQA@wildlife.ca.gov; Tracy Cline <Tracy.Cline@lakecountyca.gov>; Csmith@lakecountyfire.com; roberta.lyons@att.net; info@middletownareamarchants.com

Cc: Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Michelle Scully <Michelle.Scully@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; vbrandon95457@gmail.com; lcfarmbureau@sbcglobal.net

Subject: UP 21-15 Rancho Lake LLC Request for Review

Good Morning Fellow Agencies,

This email is a request for review for **Major Use Permit (UP 21-15)**. I have included the RFR for your convenience, including Property Management Plans, Site Plans, Well Report, and other relevant documents.

Please advise us if additional information is needed, which permits are required from your agency (if any), and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than **July 2, 2021**. Please email your comments to katherine.schaefer@lakecountyca.gov



LAKE COUNTY SHERIFF'S DEPARTMENT

1220 Martin Street • Lakeport, California 95453

Administration
(707) 262-4200

Central Dispatch
(707) 263-2690

Coroner
(707) 262-4215

Corrections
(707) 262-4240

Patrol/Investigation
(707) 262-4230

Substation
(707) 994-6433

Brian L. Martin
Sheriff / Coroner

Lake County Community Development

RE: MUP 21-15
19955 Grange Rd.
Middletown, CA

In review of the Security Management Plan submitted for revised MUP 21-15 via the Lake County Community Development Department in May 2021. The Lake County Sheriff's Office has determined the submitted security plan meets the requirements of the County of Lake as set forth in Lake County Ordinance 3084 / 3073.

The Lake County Sheriff's Office's review of the Security Plan is not an endorsement or recommendation of the Security Plan. It is a determination the Security Plan meets the minimum requirements as outlined in Lake County Ordinance 3084 / 3073.

The original, official document is retained by the Lake County Community Development Department. All inquiries regarding the status of cannabis permits or the application process should be directed to the Community Development Department.

L. Bingham
Lieutenant Luke Bingham
Lake County Sheriff's Office
1220 Martin St.
Lakeport, CA 95453
707 262 4200

From: [Yuliya Osetrova](#)
To: [Katherine Schaefer](#)
Subject: RE: UP 21-15 Rancho Lake LLC Request for Review
Date: Friday, June 11, 2021 11:31:26 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.gif](#)
[image005.png](#)

Katherine,

For this project, the comments are as follows:

- Sites M, N, O, P, R, Q, H, G are within 100 offset from the surface water source. Request the project to be moved so the 100 feet offset rule would be satisfied.
- The water availability analysis showed that the proposed well's yield could not support the proposed magnitude of the project. the PMP mentioned there was another well on the premises. Due to the high possibility of using the second well to support the 74 acres of the canopy, request the proof that the second well is a legal source of irrigation – well permit and the performance test. As an alternative, the reduced canopy size could be accepted.
- The project is in direct vicinity of Putah Creek, to ensure the water quality, request to install silt fences on the perimeter of the canopy in addition to straw wattles.
- Info on installed monitoring equipment (flow meters and water level readers) - missing

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

From: Katherine Schaefer
Sent: Friday, May 28, 2021 2:06 PM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Elizabeth Knight <elizabethk@lcaqmd.net>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Ray Kehoe <Ray.Kehoe@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Dennis Keithly <Dennis.Keithly@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; chief500@lakeportfire.com; pbleuss@kelseyvillefire.com; chief800@northshorefpd.com; Gloria.Fong@fire.ca.gov; mike.wink@fire.ca.gov; csmith@lakecountyfire.com; Fdchf700@yahoo.com; PGEPlanReview@pge.com; kyle.stoner@wildlife.ca.gov; R2CEQA@wildlife.ca.gov; james.shupe@dot.ca.gov; jacob.rightnar@dot.ca.gov; jesse.robertson@dot.gov; Rex.Jackman@dot.ca.gov; lcfarmbureau@sbcglobal.net; roberta.lyons@att.net; kevin.ponce@cdfa.ca.gov; Janae.Fried@Waterboards.ca.gov; bhalstead@blm.gov; cdfa.CalCannabis_Local_Verification@cdfa.ca.gov; jruygt@comcast.net; centralvalleysac@waterboards.ca.gov; SPKRegulatoryMailbox@usace.army.mil; R2CEQA@wildlife.ca.gov; Tracy Cline <Tracy.Cline@lakecountyca.gov>; Csmith@lakecountyfire.com;

ACCESS: Any site where a cannabis related activity is permitted shall have access to a public road or a recorded easement that allows for, but not limited to, delivery trucks, emergency vehicles, sheriff and other law enforcement officers, and government employees who are responsible for inspection or enforcement actions.

Please advise us if additional information is needed, which permits are required from your agency (if any), and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than **July 2, 2021**. Please email your comments to katherine.schaefer@lakecountyca.gov or mail them to the address listed in the letterhead above.

COMMENTS: *The operator has to obtain a Pesticide Operator Identification Number to purchase and use pesticides. Pesticides includes organic, conventional, restricted and non-restricted. They also need to obtain a Private Applicator Certificate to train any employees that apply pesticides. Both of*

NAME	<i>Steven Hajek</i>	DATE	<i>May 28, 2021</i>
cc: 1	Supervisory District (RFR Only)	Moke Simon	Redbud Audubon
	Carol Huchingson/Michelle		
@	Scully/Susan Parker		

Other (Examples:	Sierra Club /	HOA /	@	Farm Bureau / etc.) (RFR Only)
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These forms can be obtained at the Lake County Agricultural Commissioners office.

RECEIVED

JUN 01 2021

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

From: [Fried, Janae@Waterboards](mailto:Fried.Janae@Waterboards.ca.gov)
To: [Katherine Schaefer](mailto:Katherine.Schaefer@lakecountyca.gov)
Subject: [EXTERNAL] RE: UP 21-15 Rancho Lake LLC Request for Review
Date: Friday, June 25, 2021 3:19:40 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.gif](#)
[image005.png](#)

This site is enrolled and working with me to submit all required documents.

Thank you.

*We are currently undergoing a reduced in-office presence from implications due to COVID19.
But all efforts are made to reply as quickly as possible.*

Janae Fried
Engineering Geologist
Central Valley Regional Water Quality Control Board, Region 5R
Cannabis Cultivation Regulatory Program
364 Knollcrest Drive, Suite 205
Redding, CA 96002
Janae.Fried@Waterboards.ca.gov
Office Line: 530-224-3291 - (Working remotely, will call back from a restricted number)

From: Katherine Schaefer <Katherine.Schaefer@lakecountyca.gov>
Sent: Friday, May 28, 2021 2:06 PM
To: Steven Hajik <Steven.Hajik@lakecountyca.gov>; Elizabeth Knight <elizabethk@lcaqmd.net>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; Ray Kehoe <Ray.Kehoe@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Dennis Keithly <Dennis.Keithly@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; chief500@lakeportfire.com; pbleuss@kelseyvillefire.com; chief800@northshorefpd.com; Fong, Gloria@CALFIRE <Gloria.Fong@fire.ca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; csmith@lakecountyfire.com; Fdchf700@yahoo.com; PGEPlanReview@pge.com; Stoner, Kyle@Wildlife <Kyle.Stoner@wildlife.ca.gov>; Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>; Shupe, James D@DOT <james.shupe@dot.ca.gov>; Rightnar, Jacob@DOT <Jacob.Rightnar@dot.ca.gov>; jesse.robertson@dot.gov; Jackman, Rex A@DOT <rex.jackman@dot.ca.gov>; lcfarmbureau@sbcglobal.net; roberta.lyons@att.net; Ponce, Kevin@CDFA <Kevin.Ponce@cdfa.ca.gov>; Fried, Janae@Waterboards <Janae.Fried@Waterboards.ca.gov>; bhalstead@blm.gov; cdfa.CalCannabis_Local_Verification@cdfa.ca.gov; jruygt@comcast.net; centralvalleysac@waterboards.ca.gov; SPKRegulatoryMailbox@usace.army.mil; Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>; Tracy Cline <Tracy.Cline@lakecountyca.gov>;



Hidden Valley Lake Community Services District

19400 Hartmann Road
Hidden Valley Lake, CA 95467
707.987.9201
707.987.3237 fax
www.hvicsd.org

RECEIVED

DEC 18 2023

**LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.**

December 13, 2023

Planning Division
Community Development Department
County of Lake
Attn: Andrew Amelung

RE: Comments regarding the proposed Mitigated Negative Declaration

Mr. Amelung,

Thank you for the opportunity to review and provide comments on the Mitigated Negative Declaration for the proposed Rancho Lake Project. I have read through the California Environmental Quality Act (CEQA) Environmental Checklist Form Initial Study (IS 21-16) and I feel that it adequately addresses the potential environmental impacts from this project. The health and safety of our ratepayers is a top priority for my agency and maintaining a healthy environment directly benefits our community and our aquifer.

I have no feedback regarding the project or its potential environmental effects as the Study does not mention any direct impacts to us as upstream water diverters. I strongly encourage the County to continue to enforce a formal review process such as this one when considering future developments. Doing so will ensure that all potential hazards are considered and will reduce the likelihood of problems down the line.

Thank you,

A handwritten signature in blue ink, appearing to read "Dennis White".

Dennis White
General Manager
Hidden Valley Lake Community Services District



June 1, 2021

Katherine Schaefers
County of Lake
255 N Forbes St
Lakeport, CA 95453

Ref: Gas and Electric Transmission and Distribution

Dear Katherine Schaefers,

Thank you for submitting 19955 Grange Rd 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 12 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 12 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 12 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 15 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.

Andrew Amelung

From: Newell, Justin <J2NF@pge.com>
Sent: Tuesday, November 21, 2023 4:14 PM
To: Andrew Amelung
Subject: [EXTERNAL] RE: PGE Plan Review - UP 21-15 - 19955 Grange Road
Attachments: PG&E Impact Letter 11-21-2023.pdf

Classification: Public

Hello Andrew,

Please see the attached response regarding UP 21-15. There is an existing easement we would like to keep clear of the proposed cultivation by 15' on either side of the pole line. Please contact me with any questions.

Thank you,

Justin Newell #Land Agent#Land Rights Records#

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Click here to access the [PG&E Greenbook](#)

Click here to [Submit an Application](#)

Click here to access [Customer Connections Online](#)

From: PGE Plan Review <PGEPlanReview@pge.com>
Sent: Thursday, November 16, 2023 7:18 AM
To: Andrew Amelung <Andrew.Amelung@lakecountycal.gov>
Subject: RE: PGE Plan Review - UP 21-15 - 19955 Grange Road

Classification: Public

Thank you, Andrew!

From: Andrew Amelung <Andrew.Amelung@lakecountycal.gov>
Sent: Wednesday, November 15, 2023 2:16 PM
To: PGE Plan Review <PGEPlanReview@pge.com>
Subject: PGE Plan Review - UP 21-15 - 19955 Grange Road

CAUTION: EXTERNAL SENDER!

This email was sent from an EXTERNAL source. Do you know this person? Are you expecting this email? Are you expecting any links or attachments? If suspicious, do not click links, open attachments, or provide credentials. Don't delete it. **Report it by using the "Report Phish" button.**



November 21, 2023

Andrew Amelung
Lake County Community Development Department
Planning Division
255 N. Forbes St.
Lakeport, CA 95453

Re: UP 21-15: Rancho Lake Major Use Permit

Dear Andrew:

Thank you for giving us the opportunity to review the subject plans. The proposed Rancho Lake Major Use Permit is within the same vicinity of PG&E's existing facilities that impact this property.

The Rancho Lake Major Use Permit plans proposed canopies, cultivation, security cameras, and water tanks either within or near PG&E's existing easement for an existing line of poles. PG&E's requests that an area of fifteen feet (15') on either side of PG&E's existing pole line is kept free and clear of structures, improvements, and any cultivation on site.

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 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 Justin.Newell@pge.com.

Sincerely,

Justin Newell
Land Management
916-594-4068

Hi Michelle,

1. Tank location is not the issue, I believe a standpipe is required a minimum of 40' and a maximum of 150' from any structure.
2. A temporary structures are only allowed for a maximum of 180 day. This would include any portion of the structure such as the frame. If any portion of the structure remains up after 180 days it is not a temporary structure.

a. 2022 CBC 108.1 General

The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days.

3. Accessibility is required to Temporary structures as well as permanent structures.

a. 2022 CBC 11B-201.3 Temporary and Permanent Structures

These requirements shall apply to temporary and permanent buildings and facilities.

b. 11B-302 Floor or Ground Surfaces

i. 11B-302.1 General

Floor and ground surfaces shall be stable, firm and slip resistant and shall comply with Section 11B-302.

Exceptions:

1. Within animal containment areas, floor and ground surfaces shall not be required to be stable, firm and slip resistant.
2. Areas of sport activity shall not be required to comply with Section 11B-302.

3. The 2022 CPC requires a restroom, not portable, in F and S occupancy permanent structures (over 180 days).

a. 422.1 Fixture Count

Plumbing fixtures shall be provided for the type of building occupancy and in the minimum number shown in Table 422.1 [OSHPD 1, 2, 3, 4 & 5] and Table 4-2 and Table 4-3. The total occupant load and occupancy classification shall be determined in accordance with the California Building Code. Occupancy classification not shown in Table 422.1 shall be considered separately by the Authority Having Jurisdiction.

Sincerely

Bill Collins, CBO, CASp, CFM

Chief Building Official

County of Lake

255 N. Forbes St.

Lakeport, CA 95453

707-263-2221 ex 38123 (Office)

william.collins@lakecountyca.gov