

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



March 30, 2022

1-LAK-20-31.33
Major Use Permit 22-09
APN: 010-020-29

Mr. Eric Porter
Community Development Department
County of Lake – Planning Division
Courthouse - 255 N. Forbes Street
Lakeport, California 95453

Dear Mr. Porter:

Thank you for giving Caltrans the opportunity to review and comment on the proposal to construct a new 150-foot-tall lattice cell tower, including an 1800 sq. ft. lease area within a fenced enclosure. The project is located just east of the junction of State Route (SR) 20 and SR 53 at 16200 E. Highway 20, Clearlake Oaks. We have the following comments:

The project description states that the subject parcel is currently accessible from an existing driveway accessed from E. Highway 20. Caltrans has not issued an encroachment permit for any driveway along the parcel frontage. It appears that access to the parcel may have been developed from Almond Lane when the roundabout at the SR 53 junction was constructed. We recommend that the applicant use Almond Way to access the subject parcel.

Please note that Caltrans has acquired the rights of abutting properties to gain access to the highway along the westbound frontage of SR 20 at the roundabout. Please see the enclosed right-of-way maps. We request that the applicant provide proof of access rights to State Route 20, either via a public road, an easement across adjacent parcels to an authorized State highway encroachment, or via an encroachment permit issued to the current property owner. Due to a number of challenging factors and the anticipated expense, we do not recommend that the applicant pursue a direct access to SR 20.

The plans show a call out for an above ground pad-mounted meter pedestal. It is not clear whether this feature is proposed to be installed within the State right-of-way or not. If the pedestal is proposed within the right of way, then an exception to current design standards will need to be granted if the pedestal is proposed within 52 feet of the edge of traveled way (ETW). Design exceptions require the preparation of a

Mr. Eric Porter
3/30/2022
Page 2

Design Standard Decision Document (DSDD) and must be stamped by a licensed engineer. The preparation of a DSDD does not guarantee that the exception request will be approved.

Based on the information provided, it is not clear if any work will be required within Caltrans right of way. Any work within Caltrans right of way, including driveway construction or utility connections or meters, will require an encroachment permit from Caltrans. Permits to construct, upgrade, own, and operate road approaches to the state highway system are issued to the individual or legal entity with ownership rights of that road approach. Proof of ownership or an easement must be submitted with the application for a permit. If no transfer of ownership or easement rights will occur, then the applicant may, with the property owner's written permission, apply for a permit on behalf of the owner as an authorized agent of the property owner.

To streamline the Caltrans permit approval process, we require the applicant arrange and participate in a pre-submittal meeting with the Caltrans encroachment permits staff in Ukiah, prior to submitting a permit application. For more information or to request an encroachment permit, please contact the Ukiah permits office at 707-463-4743 and refer to the following website: <<https://dot.ca.gov/programs/traffic-operations/ep>>.

The deposit and bonding requirements will be determined once a scope of work is determined.

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

Sincerely,

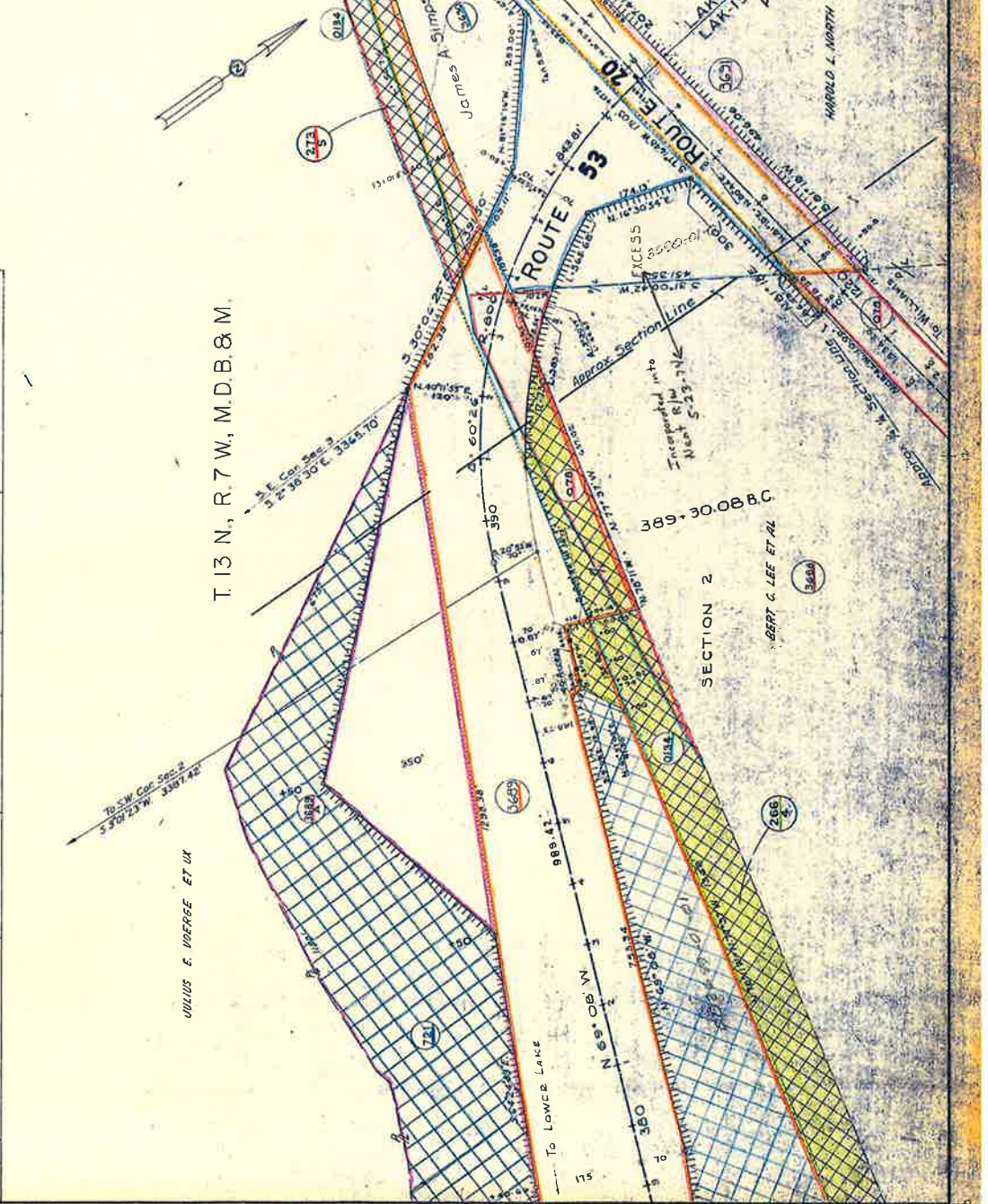
Jesse G. Robertson

Jesse Robertson
Transportation Planning
Caltrans District 1

e-copy: Heidi Quintrell, Chief, Caltrans District 1 Encroachment Permits

SCHEDULE

CASE	GRANTOR	GRANTEE	INSTRUMENT	DATE	RECORD	REMARKS
085	M. E. Hansen et al.	State of California	Easement	4-27-20	84-3508 Pg. 414	
096	W. H. Mize et al.	"	"	10-24-20	85-3008 Pg. 118	
099	Clarence L. Bonham et al.	"	"	10-24-20	85-3008 Pg. 118	
3504	Bert C. Lee et al.	"	Grant deed	5-7-26	127,081 - 21	And Access Rights, Grant claim 3500
3609	Julius E. Voerge et al.	"	Grant deed	5-25-28	211,081 - 18	And Access Rights, Grant claim 3500
3690	James A. Simpson et al.	"	Grant deed	5-25-28	211,081 - 18	And Access Rights, Grant claim 3500
3691	Harold L. North et al.	"	Grant deed	7-19-28	211,081 - 18	And Access Rights, Grant claim 3500
3692	Julius E. Voerge et al.	"	Grant deed	4-16-28	211,081 - 18	And Access Rights, Grant claim 3500
3693	State of California	County of Lake	Abandonment	9-17-29	85-3008 Pg. 468	
3694	State of California	County of Lake	Abandonment	9-17-29	85-3008 Pg. 468	
3695	State of California	County of Lake	Abandonment	9-17-29	85-3008 Pg. 468	
3696	State of California	County of Lake	Abandonment	9-17-29	85-3008 Pg. 468	
3697	State of California	County of Lake	Abandonment	9-17-29	85-3008 Pg. 468	
3698	State of California	County of Lake	Abandonment	9-17-29	85-3008 Pg. 468	
3699	State of California	County of Lake	Abandonment	9-17-29	85-3008 Pg. 468	
3700	State of California	County of Lake	Abandonment	9-17-29	85-3008 Pg. 468	
3701	State of California	County of Lake	Abandonment	9-17-29	85-3008 Pg. 468	
3702	State of California	County of Lake	Abandonment	9-17-29	85-3008 Pg. 468	
3703	State of California	County of Lake	Abandonment	9-17-29	85-3008 Pg. 468	
3704	State of California	County of Lake	Abandonment	9-17-29	85-3008 Pg. 468	
3705	State of California	County of Lake	Abandonment	9-17-29	85-3008 Pg. 468	
3706	State of California	County of Lake	Abandonment	9-17-29	85-3008 Pg. 468	
3707	State of California	County of Lake	Abandonment	9-17-29	85-3008 Pg. 468	
3708	State of California	County of Lake	Abandonment	9-17-29	85-3008 Pg. 468	
3709	State of California	County of Lake	Abandonment	9-17-29	85-3008 Pg. 468	
3710	State of California	County of Lake	Abandonment	9-17-29	85-3008 Pg. 468	
3711	State of California	County of Lake	Abandonment	9-17-29	85-3008 Pg. 468	
3712	State of California	County of Lake	Abandonment	9-17-29	85-3008 Pg. 468	
3713	State of California	County of Lake	Abandonment	9-17-29	85-3008 Pg. 468	
3714	State of California	County of Lake	Abandonment	9-17-29	85-3008 Pg. 468	
3715	State of California	County of Lake	Abandonment	9-17-29	85-3008 Pg. 468	
3716	State of California	County of Lake	Abandonment	9-17-29	85-3008 Pg. 468	
3717	State of California	County of Lake	Abandonment	9-17-29	85-3008 Pg. 468	
3718	State of California	County of Lake	Abandonment	9-17-29	85-3008 Pg. 468	
3719	State of California	County of Lake	Abandonment	9-17-29	85-3008 Pg. 468	
3720	State of California	County of Lake	Abandonment	9-17-29	85-3008 Pg. 468	



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H-LAK-49-C
1488

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SECTION 3 T. 13 N. R. 7 W. M.D.M.
SECTION 34 T. 14 N. R. 7 W. M.D.M.
SECTION 35 T. 15 N. R. 7 W. M.D.M.

Added new source of information in the original in original
which may be responsible for the increase in membership
of the group in this area.

PARCEL C
15. PM 26. L.C.R.

[illegible]

KLAUS, AP 006 530 0:02
PARCEL 8, 6 PM 15, C.C.R.
GRANI DEFL 000 898-012965 1 C 2

12511-01

1997

0-600000

RIGHT OF WAY
RECORD MAP
LAK 20/53 INTERSECTION

1. *U. G. 1952*

REMARKS

RANTEE	AREAS (square)	
	TOTAL	EQUATED TO
1000	121 AC.	29,957
1000	19,34 AC.	61,298

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2015 年 9 月 5 日
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12:38 A



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Telephone 707/263-2221 FAX 707/263-2225

SP0004673

DISTRIBUTION DATE: March 15, 2022

REQUEST FOR REVIEW FOR SUFFICIENCY

- | | | |
|--|--|--|
| <input type="checkbox"/> AG. COMMISSIONER | <input type="checkbox"/> HIDDEN VALLEY CSD | <input type="checkbox"/> TRAFFIC ADV. COMM. |
| @ AIR QUALITY MGMT | <input type="checkbox"/> LAKEBED MANAGEMENT | <input type="checkbox"/> US FOREST SVC |
| <input type="checkbox"/> ARMY CORPS | <input type="checkbox"/> CITY OF LAKEPORT: | <input type="checkbox"/> WASTE DISPOSAL |
| @ ASSESSOR | <input type="checkbox"/> LAKE TRANSIT | @ GRADING |
| <input type="checkbox"/> BLM | @ NATIVE AM. HERITAGE | @ DEPT. WATER RESOURCES |
| @ BUILDING DIVISION | <input type="checkbox"/> NRCS | <input type="checkbox"/> ST. WATER REC. BRD |
| @ CAL FIRE | <input type="checkbox"/> OFFICE OF EDUCATION | <input type="checkbox"/> LAKEPORT SCHOOL DIST. |
| @ CALTRANS | @ PG&E | @ DPW AIRPORT |
| <input type="checkbox"/> CLEARLAKE CITY | @ PUBLIC SERVICES | |
| <input type="checkbox"/> CRWQCB | @ SHERIFF | |
| @ DPW ROADS | <input type="checkbox"/> SOLANO CO. WATER | |
| @ CA FISH & WILDLIFE | @ SONOMA STATE | |
| <input type="checkbox"/> FISH & WILDLIFE SVC | @ SPECIAL DISTRICTS | |
| <input type="checkbox"/> FIRE DISTRICTS | <input type="checkbox"/> STATE DEPT. HEALTH | |
| @ HEALTH DEPT | @ SURVEYOR | |
| <input type="checkbox"/> HERITAGE COMMISSION | @ TAX COLLECTOR | |

FROM: Eric Porter, Associate Planner

REQUEST: Major Use Permit, UP 22-09; Initial Study

OWNER: Ricardo Soltero, 610 W. 9th Street, Santa Rosa, CA 95401

APPLICANT: New Cingular Wireless PCS, dba AT&T Mobility C/O Carl Jones (AT&T Agent), 605 Coolidge Drive, Suite 100, Folsom, California 95630

APN: 010-020-29

LOCATION: 16200 E. Highway 20, Clearlake Oaks, California 95423

PARCEL SIZE: 35.95 acres (Lake County GIS Mapping)

ZONING: "RL-SC" Rural Lands District-Scenic Combining District

GENERAL PLAN: "RL" Rural Lands

HAZARDS: Project parcel is within Wildland Fire Hazard Area

FLOOD ZONE: "X"

SOIL STABILITY: Generally Stable

SOIL TYPE: 236-Stonyford-Guenoc complex, 30 to 50% slopes.

Receiver

MAR 16 2022

Environmental Health

Please review this proposal and advise us if additional information is needed, which permits are required from your agency, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared. 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 **March 29, 2022**. Comments can be sent via email to eric.porter@lakecountyca.gov, or by mail to the Lake County Planning Dept, atten: Eric Porter, 255 N. Forbes St., Lakeport, CA, 95453.

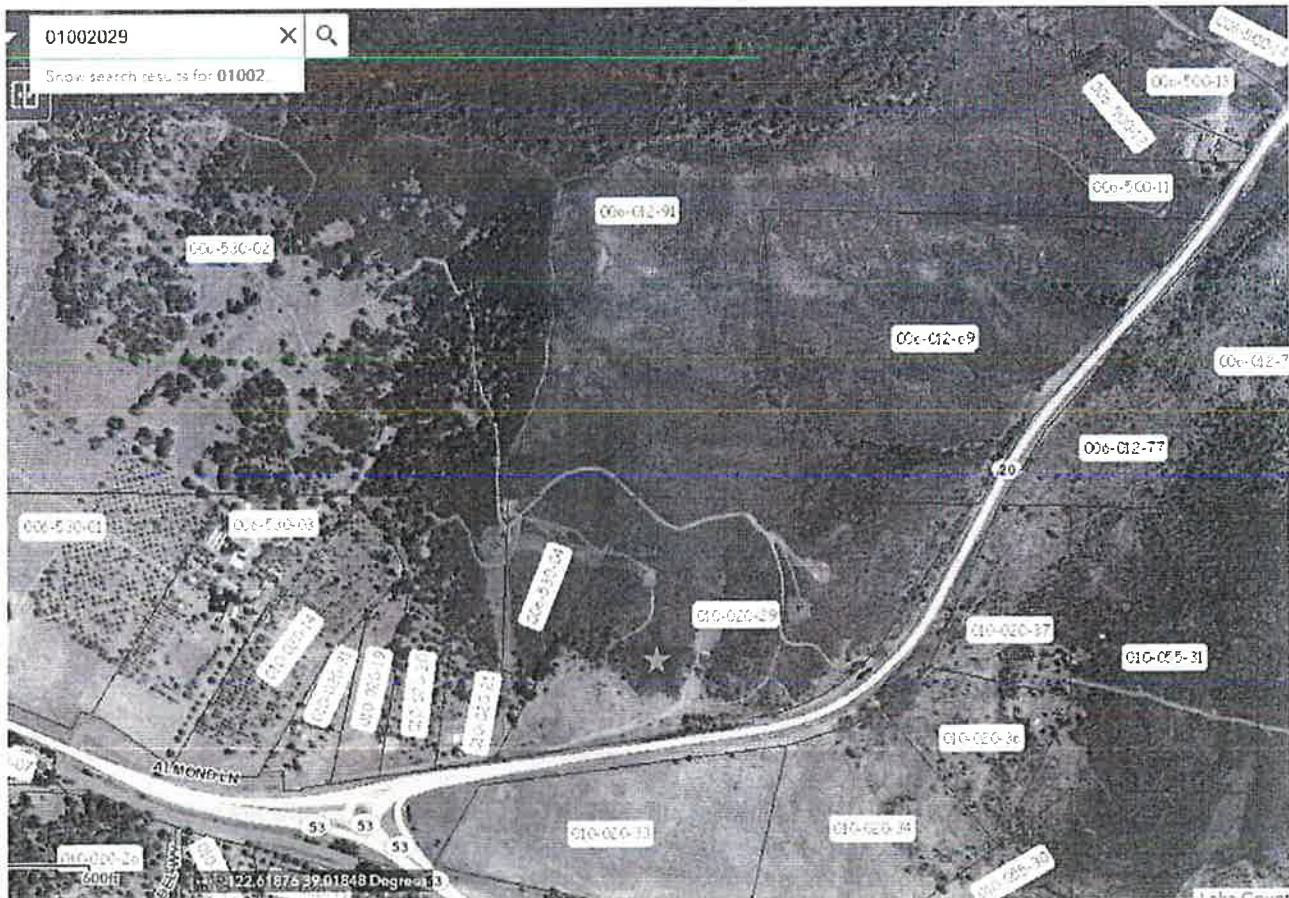
PROPOSAL: The applicant is requesting approval of a Major Use Permit (UP 22-09) to construct a new 150' tall lattice cell tower, including an 1800 sq. ft. lease area that will be a fenced enclosure; nine (9) panel antennas, one (1) microwave antenna, eighteen (18) remote radio units (RRU'S) on the tower. The proposed facility and supporting ground equipment, including one (1) 8.0' x 8.0' walk in closet equipment shelter and a 30 KW 190 gallon diesel backup generator will be contained within the 1800 sq. ft. leased area. The project parcel is currently accessible from an existing driveway accessed from E. Highway 20. Please refer to attachments for specifics.

The adjacent site, APN: 006-530-04, had been previously approved by the Lake County Planning Commission, however the leaser determined that the site was not viable following County approval, and is now applying for a new use permit on the subject site referenced above.

COMMENTS: See attached comments

NAME Eina Rubin DATE 3/24/22

cc: @ Supervisorial District 3 (RFR) Eddie Crandell
Other Sierra
(Examples): ☐ Club ☐ HOA ☐ Bus. Assoc. ☐ Redbud Audubon





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

Jonathan Portney
Health Services Director

Jennifer Baker
Deputy Health Services Director

Erik McLaughlin, MD, MPH
Public Health Officer

Craig Wetherbee
Environmental Health Director

MEMORANDUM

DATE: March 24, 2022

TO: Eric Porter, Associate Planner

FROM: Tina Dawn-Rubin, Environmental Health Aide

RE: UP 22-09 Major Use Permit
Cell Tower (AT&T Mobility)

APN: 010-020-29 16200 E Highway 20, Clearlake Oaks

Lake County Division of Environmental Health (EH) has on file for the subject parcel:
APN: 010-020-09 – nothing of file

The applicant will need to submit a plan check for review and approval prior to constructing the cell tower.

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

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

Promoting an Optimal State of Wellness in Lake County

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>

March 29, 2022

File No.: 21-1507

Eric Porter, Associate Planner
Lake County
Community Development Department
255 N. Forbes Street
Lakeport, CA. 95453

re: UP 22-09 / APN 010-020-29 at 16200 E. Highway 20, Clearlake Oaks/ New Cingular Wireless PCS, dba AT&T Mobility C/O Carl Jones (AT&T Agent)

Dear Eric Porter,

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: The applicant is requesting approval of a Major Use Permit (UP 22-09) to construct a new 150' tall lattice cell tower, including an 1800 sq. ft. lease area that will be a fenced enclosure; nine (9) panel antennas, one (1) microwave antenna, eighteen (18) remote radio units (RRU'S) on the tower. The proposed facility and supporting ground equipment, including one (1) 8.0' x 8.0' walk in closet equipment shelter and a 30 KW 190 gallon diesel backup generator will be contained within the 1800 sq. ft. leased area. The project parcel is currently accessible from an existing driveway accessed from E. Highway 20. Please refer to attachments for specifics.

Previous Studies:

- XX Study # 9753 (Maniery 1988) covering approximately 15% of the proposed project parcel, identified an isolated artifact, recorded as LAK-ISO-14 (*see recommendation below*).
- XX Study # 22560 (Brown 1999), covering approximately 10% of the proposed project parcel, identified no cultural resources within those portions of the proposed project parcel (*see recommendation below*).

Archaeological and Native American Resources Recommendations:

- XX The proposed project area has the possibility of containing unrecorded archaeological sites. Due to the passage of time since the previous surveys listed above and the changes in archaeological theory and method since that time, we recommend a qualified archaeologist conduct further archival and field study for the entire project area to identify any unrecorded archaeological resources.

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

Built Environment Recommendations:

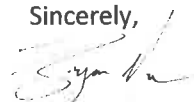
XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture 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,



Bryan Much
Coordinator



March 16, 2022

Eric Porter
County of Lake
255 N Forbes St
Lakeport, CA 95453

Ref: Gas and Electric Transmission and Distribution

Dear Eric Porter,

Thank you for submitting the UP 22-09 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 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.

Eric Porter

From: PGE Plan Review <PGEPlanReview@pge.com>
Sent: Wednesday, March 16, 2022 3:31 PM
To: Eric Porter
Subject: [EXTERNAL] RE: RFR - new 150' lattice cell tower, file no. UP 22-09, Clearlake Oaks
Attachments: Initial_Response_Letter_3-16-2022.pdf

Dear Eric Porter,

Thank you for submitting the UP 22-09 plans. The PG&E Plan Review Team is currently reviewing the information provided. Should this project have the potential to interfere with PG&E's facilities, we intend to respond to you with project specific comments on or prior to the provided deadline. Attached is some general information when working near PG&E facilities that must be adhered to when working near PG&E's facilities and land rights.

This email and attachment does not constitute PG&E's consent to use any portion of PG&E's land rights for any purpose not previously conveyed. If there are subsequent modifications made to your design, we ask that you resubmit the plans to the email address listed below.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at (877) 259-8314 or pgeplanreview@pge.com.

Thank you,



Pacific Gas and Electric Company
Plan Review Team
(877) 259-8314
Email: pgeplanreview@pge.com

From: Eric Porter <Eric.Porter@lakecountyca.gov>
Sent: Tuesday, March 15, 2022 1:06 PM
To: Doug Gearhart <doug@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; ROBERTSON, JESSE GRAHAM@DOT <jesse.robertson@dot.ca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; John Everett <John.Everett@lakecountyca.gov>; Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>; Northwest Information Center <nwic@sonoma.edu>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Dennis Keithly <Dennis.Keithly@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Cara Salmon <cara.salmon@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Tod Elliott <Tod.Elliott@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Roberta Lyons <roberta.lyons@att.net>; vbrandon95457@gmail.com; Susan Parker <Susan.Parker@lakecountyca.gov>; Mary Darby <Mary.Darby@lakecountyca.gov>; Michael McGinnis <Michael.McGinnis@lakecountyca.gov>; Laura Hall <Laura.Hall@lakecountyca.gov>; Newell, Justin <J2NF@pge.com>
Subject: FW: RFR - new 150' lattice cell tower, file no. UP 22-09, Clearlake Oaks

*******CAUTION: This email was sent from an EXTERNAL source. Think before clicking links or opening attachments.*******

RFR for 150' tall lattice cell tower. Please have any comments back to me by March 29, 2022 if possible. I have more plans that were submitted if anyone needs them. The attached site plans have maxed out the capacity of the emailed attachments.

Thanks,



Eric J. Porter

Associate Planner

Department of Community Development

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221 x 37101

Fax: (707) 263-2225

Email: eric.porter@lakecountyca.gov

STAY CONNECTED:



Eric Porter

From: Lori Baca
Sent: Tuesday, March 15, 2022 5:31 PM
To: Eric Porter
Subject: RE: RFR - new 150' lattice cell tower, file no. UP 22-09, Clearlake Oaks

Eric,

Parcel 010-020-29 is outside of any Special Districts service area, no impact.

Have a great night!

Lori A. Baca

Customer Service Supervisor

Lori.Baca@lakecountyca.gov

Office Number (707) 263-0119

Fax (707) 263-3836



From: Eric Porter
Sent: Tuesday, March 15, 2022 1:06 PM
To: Doug Gearhart <doug@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; ROBERTSON, JESSE GRAHAM@DOT <jesse.robertson@dot.ca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; John Everett <John.Everett@lakecountyca.gov>; Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>; Northwest Information Center <nwic@sonoma.edu>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Dennis Keithly <Dennis.Keithly@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Cara Salmon <cara.salmon@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Tod Elliott <Tod.Elliott@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Roberta Lyons <roberta.lyons@att.net>; vbrandon95457@gmail.com; Susan Parker <Susan.Parker@lakecountyca.gov>; Mary Darby <Mary.Darby@lakecountyca.gov>; Michael McGinnis <Michael.McGinnis@lakecountyca.gov>; Laura Hall <Laura.Hall@lakecountyca.gov>; Newell, Justin <J2NF@pge.com>
Subject: FW: RFR - new 150' lattice cell tower, file no. UP 22-09, Clearlake Oaks

APN: 010-020-29

RFR for 150' tall lattice cell tower. Please have any comments back to me by March 29, 2022 if possible. I have more plans that were submitted if anyone needs them. The attached site plans have maxed out the capacity of the emailed attachments.

Thanks,



Eric J. Porter

Associate Planner

Department of Community Development

255 N. Forbes St.

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Phone: (707) 263-2221 x 37101

Fax: (707) 263-2225

Email: eric.porter@lakecountyca.gov

STAY CONNECTED:

