

## Trish Turner

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**From:** Sarah Ryan <sryan@big-valley.net>  
**Sent:** Friday, November 19, 2021 10:27 AM  
**To:** Eric Porter  
**Cc:** Ron Montez  
**Subject:** [EXTERNAL] RE: AB52 Notice - file no. UP 21-52, Konocti Christian Academy

Hi Eric,  
This is within the Tribe's ancestral lands. Where is this project at in terms of CEQA. I see that no cultural resources study was submitted. Is there correspondence with CHRIS on this site?

Sarah Ryan  
Environmental Director/Emergency Management Director  
Big Valley Band of Pomo Indians  
2726 Mission Rancheria Rd.  
Lakeport, CA 95453  
[www.bvrancheria.com/epa](http://www.bvrancheria.com/epa)  
[www.bvrancheria.com/clearlakecyanotoxins](http://www.bvrancheria.com/clearlakecyanotoxins)

707-263-3924 x132  
707-263-5378 fax  
707-349-4040 cell

**From:** Eric Porter <Eric.Porter@lakecountyca.gov>  
**Sent:** Friday, November 19, 2021 8:34 AM  
**To:** 'mlrivera@middletownrancheria.com' <mlrivera@middletownrancheria.com>; 'THPO@middletownrancheria.com' <THPO@middletownrancheria.com>; Sarah Ryan <sryan@big-valley.net>; 'Robert Geary' <rgeary@hpultribe-nsn.gov>; 'Temashio Anderson' <tanderson@rrcbc-nsn.gov>; Sarah Ryan <sryan@big-valley.net>; 'jsimon@middletownrancheria.com' <jsimon@middletownrancheria.com>; 'Irosas@hpultribe-nsn.gov' <Irosas@hpultribe-nsn.gov>; 'Ron Montez' <rmontez@big-valley.net>; 'cww281@gmail.com' <cww281@gmail.com>; 'l.brown.elem@gmail.com' <l.brown.elem@gmail.com>; 'aarroyosr@hpultribe-nsn.gov' <aarroyosr@hpultribe-nsn.gov>; 'streppa@hpultribe-nsn.gov' <streppa@hpultribe-nsn.gov>; 'Dino Beltran' <dbeltran@koination.com>; 'EC@hpultribe-nsn.gov' <EC@hpultribe-nsn.gov>; 'kn@koination.com' <kn@koination.com>; 'Dino Beltran' <dbeltran@koination.com>; 'sjelliott@hoplandtribe.com' <sjelliott@hoplandtribe.com>; 'cfo@hoplandtribe.com' <cfo@hoplandtribe.com>; 'btorres@middletownrancheria.com' <btorres@middletownrancheria.com>; 'sshope@middletownrancheria.com' <sshope@middletownrancheria.com>; 'admin@rvrpomo.net' <admin@rvrpomo.net>; 'Temashio Anderson' <tanderson@rrcbc-nsn.gov>; 'Terre Logsdon' <terre.logsdon@sv-nsn.gov>;

'thomas.jordan@sv-nsn.gov' <thomas.jordan@sv-nsn.gov>; 'jkinter@yochadehe-nsn.gov' <jkinter@yochadehe-nsn.gov>; 'aroberts@yochadehe-nsn.gov' <aroberts@yochadehe-nsn.gov>

**Cc:** Eric Porter <Eric.Porter@lakecountyca.gov>; Mary Darby <Mary.Darby@lakecountyca.gov>

**Subject:** AB52 Notice - file no. UP 21-52, Konocti Christian Academy

Greetings!

Lake County Planning has received an application for a new private school called Konocti Christian Academy. The project is located on a 2.20 acre property in Kelseyville. The project details are attached, along with several site plans showing the proposed building layout. No cultural study was submitted for this project.

Please have any requests for consultation back to me on or before December 18, 2021 if possible.

Take care,



**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](mailto:eric.porter@lakecountyca.gov)  
STAY CONNECTED:



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**Trish Turner**

**From:** ROBERTSON, JESSE GRAHAM@DOT <jesse.robertson@dot.ca.gov>  
**Sent:** Thursday, March 10, 2022 5:25 PM  
**To:** Eric Porter  
**Subject:** [EXTERNAL] RE: memorandum of assumptions for study of proposed Konocti Christian Academy

Eric,

This goes beyond my role in looking out for Caltrans' interests, but one suggestion for addressing John's concerns would be to relocate the parking lot parallel to Rivers End with an entrance off of Live Oak and an exit onto Rivers End. The buildings would need to be relocated. You can probably fit 18 to 20 cars parked perpendicular to Rivers End while preserving the existing setbacks and adding a driveway onto Rivers End. This would reduce the size of the proposed parking lot by 12-14 spaces to have parking on one side of the drive aisle (the left). A concrete curb is recommended for pick-up and drop offs at what would be the north side of the parking lot (the right side of the lot using the orientation on the site plan). A swale and/or sidewalk could increase the separation between Rivers End and the parking lot, which would also increase the separation between the driveway on Live Oak and the intersection of Live Oak and Rivers End. This configuration would allow students to be dropped off on the school grounds and create a single path of travel for parent drivers, relatively free of cross traffic or obstructions to circulation.

The additional 12-14 parking spaces could be on-street, parallel parking. Ideally the parking would be improved with an 8' parking lane and include a sidewalk from the parking lot driveway along the parcel frontage on Live Oak. This is a lot of concrete and would add considerable cost to the project. Sidewalks on Live Oak would allow additional room for student pick-up/drop-off as well as cater to faculty and special event (back-to-school night) parking. It would allow an all-season path for students to walk along the parcel frontage to the school entrance. If this is prohibitively expensive, either a paved or gravel shoulder could be considered. These comments are for the County's consideration, related to John's expressed concerns, and not a request from Caltrans. Feel free to disregard any or all.

Jesse Robertson  
Transportation Planning  
Caltrans District 1  
(707) 684-6879 (mobile)

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**From:** John Everett <John.Everett@lakecountyca.gov>  
**Sent:** Thursday, March 10, 2022 1:37 PM  
**To:** ROBERTSON, JESSE GRAHAM@DOT <jesse.robertson@dot.ca.gov>; Eric Porter <Eric.Porter@lakecountyca.gov>

**Cc:** Jackman, Rex A@DOT <rex.jackman@dot.ca.gov>

**Subject:** RE: memorandum of assumptions for study of proposed Konocti Christian Academy

**EXTERNAL EMAIL. Links/attachments may not be safe.**

Eric,

I didn't mean to suggest that an VMT analysis was not needed. Only that one should not be performed in place of traffic engineering to address very real concerns involving traffic operations and safety along Live Oak. In fact, this development will probably increase VMT because the school is being relocated from its current location within the Lake County Fairgrounds (downtown Lakeport) to the proposed site about 1/3 mile outside of Kelseyville (which is the nearest transit hub). It is entirely up to you to require a VMT analysis based on the screening criteria included in the Senate Bill 743 Vehicle Miles Traveled Regional Baseline Study that Jesse attached. However, the applicant needs to address the drop off traffic flow, lack of sidewalks for the school kids, and lack of on-street parking. Call me if I can be of assistance.

John Everett PE  
Associate Civil Engineer  
County of Lake  
255 N. Forbes St., Room 309  
Lakeport, CA 95453  
(707) 263-2719

**From:** ROBERTSON, JESSE GRAHAM@DOT [<mailto:jesse.robertson@dot.ca.gov>]

**Sent:** Thursday, March 10, 2022 12:25 PM

**To:** Eric Porter <[Eric.Porter@lakecountyca.gov](mailto:Eric.Porter@lakecountyca.gov)>

**Cc:** John Everett <[John.Everett@lakecountyca.gov](mailto:John.Everett@lakecountyca.gov)>; Jackman, Rex A@DOT <[rex.jackman@dot.ca.gov](mailto:rex.jackman@dot.ca.gov)>

**Subject:** [EXTERNAL] RE: memorandum of assumptions for study of proposed Konocti Christian Academy

Hi Eric,

Is there a site plan for the proposed school? I didn't see one in any of the documents circulated for this project.

I have circulated the W-Trans scope of work to our traffic operations and safety staff. I have asked for their comments by March 17, and proposed to send our response by Friday the 18<sup>th</sup>.

In consideration of Mr. Everett's comments about VMT, the State has a different perspective. By decreasing VMT there is an opportunity to decrease the number of trips generated and have the potential to reduce traffic impacts. Charter schools, private schools and magnet schools tend to increase VMT because the student population may be drawn from the surrounding region and not limited to the local neighborhood.

Caltrans recognizes that VMT is more relevant in urban areas and that fewer travel options exist in rural areas, so we may relax our standards in rural jurisdictions. The attached study establishes our policies for VMT in Lake County, which recognizes the limits of VMT mitigation based on context. One mitigation measure that is recommended is found on page 53 of the attached study:

*Provide coordinated schoolpools – This strategy helps families share in the responsibilities of getting kids to school and back via carpooling, walking, biking, or riding the school bus together. Effectiveness of this program depends on the extent to which resident schoolchildren are already walking, biking, and riding the school bus to school.*

We recognize that the County may have other transportation needs and priorities for Live Oak Drive, however, we encourage the County to retain the recommended transportation demand management plan within the W-Trans Scope of Work.

Thanks for your consideration of this request. We will follow with comments on the trip generation rates and traffic scope of work when our review is complete.

Jesse Robertson  
Transportation Planning  
Caltrans District 1  
(707) 684-6879 (mobile)

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**From:** Eric Porter <[Eric.Porter@lakecountyca.gov](mailto:Eric.Porter@lakecountyca.gov)>  
**Sent:** Thursday, March 10, 2022 11:16 AM  
**To:** Barry Bergman <[bbergman@w-trans.com](mailto:bbergman@w-trans.com)>  
**Cc:** Dalene J. Whitlock <[dwhitlock@w-trans.com](mailto:dwhitlock@w-trans.com)>; Jonathan Bridges <[jonathan@bridgesconstruction.com](mailto:jonathan@bridgesconstruction.com)>  
**Subject:** RE: memorandum of assumptions for study of proposed Konocti Christian Academy

**EXTERNAL EMAIL. Links/attachments may not be safe.**

Hi Barry,

Please see comments below from our Traffic Engineer for Lake County. Thanks, Eric Porter, Planner, County of Lake

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I few comments on the memorandum of assumptions that you can pass along to W-Trans.

1. I am a little puzzled at the disparity between the AM and PM peak hour trips generated. Perhaps W-Trans can explain why this is. I am most concerned about the volume of pass-by trips/traffic during the AM and PM peak hours.
2. The applicant, and W-Trans should be aware that traffic engineering, here at the County of Lake, is not as concerned about the additional trips being generated by this proposed development and impact to Live Oak, so much as how traffic anticipated from this new school, is going to affect traffic

operations along Live Oak. In particular, the lack of frontage improvements proposed by the Konocti Christian Academy do not address a significant amount of drop-offs in the AM peak hour, and a place to park (on-street) while waiting to pick up students in the PM peak hour.

3. A VMT based Traffic Impact Analysis is not what Lake County needs. We are interested in an operational/safety analysis showing the frontage improvements necessary to ensure:
  - a. smooth operations along Live Oak,
  - b. safety of students walking to school, or arriving by automobile
  - c. minimizes traffic congestion along Live Oak.
4. The applicant will need to obtain an encroachment permit for any work done within the public ROW. The Department of Public Works is prepared to address our concerns with traffic safety and operations at that time, if they haven't been addressed by that time.

John Everett PE  
Associate Civil Engineer  
County of Lake  
255 N. Forbes St., Room 309  
Lakeport, CA 95453  
(707) 263-2719

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**From:** Barry Bergman [<mailto:bbergman@w-trans.com>]  
**Sent:** Wednesday, March 9, 2022 4:44 PM  
**To:** Eric Porter <[Eric.Porter@lakecountyca.gov](mailto:Eric.Porter@lakecountyca.gov)>  
**Cc:** Dalene J. Whitlock <[dwhitlock@w-trans.com](mailto:dwhitlock@w-trans.com)>; Jonathan Bridges <[jonathan@bridgesconstruction.com](mailto:jonathan@bridgesconstruction.com)>  
**Subject:** [EXTERNAL] memorandum of assumptions for study of proposed Konocti Christian Academy

Hi Eric,

W-Trans is under contract to prepare a transportation impact analysis study for the proposed Konocti Christian Academy in Kelseyville. Attached is a draft memorandum of assumptions outlining our proposed scope of work for the analysis. We would appreciate it if you would review the memo, forward to the appropriate person at Public Works, and provide us with any comments at your earliest convenience. Please let me know if you have any questions.

Thanks,

Barry

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**Barry Bergman**  
AICP Senior Planner  
Pronouns: he/him/his

## 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](http://www.dot.ca.gov)



March 18, 2022

1-LAK-29-34.737  
SCH# 2022010604  
APN: 008-061-72

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

Dear Mr. Porter:

Thank you for giving Caltrans the opportunity to review and comment on the Mitigated Negative Declaration for the proposed relocation of the Konocti Christian Academy from its existing location in Lakeport to Kelseyville at 5805 Live Oak Drive. The school currently has about 100 students, and as proposed the enrollment would increase to approximately 125 students at the proposed location. The school would be accessed via a driveway from Live Oak Drive. The project site is currently vacant. We have the following comments:

We agree with the Scope of Services, including the Vehicle Miles Travelled (VMT) analysis and the Transportation Demand Management (TDM) plan.

We have no comments or concerns with the trip generation section.

The trip distribution appears to indicate many of the trips originate from outside Kelseyville proper. In the trip distribution section, Table 2, Live Oak Drive (south) is not listed. Please confirm that the residential areas and local road network to the south of the project location will not be a significant origin of school-generated trips.

We request a queuing analysis be included for the northbound (cardinal westbound) SR-29 left turn lane at the intersection with Live Oak Drive during pick-up and drop-off times.

Please ensure that the California Highway Patrol (CHP) is included throughout the project review process as a stakeholder due to the proximity of the Clearlake Area CHP Station to the project (approximately 350+ feet). Any queuing occurring on Live Oak Drive during pick-up and drop-off has the potential of impacting access to/from the CHP station which could result in impacts to Emergency Access.

Mr. Eric Porter  
3/18/2022  
Page 2

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

Sincerely,

Jesse Robertson  
Transportation Planning  
Caltrans District 1

## Eric Porter

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**From:** Scott DeLeon  
**Sent:** Monday, June 20, 2022 2:27 PM  
**To:** John Everett; Eric Porter  
**Subject:** RE: Christian Academy - draft COAs regarding parking and bioswale relocation

I don't like the idea of a gravel shoulder to be used for parking, as this will surely unravel and become a maintenance issue for the Department.

I recommend that they construct sidewalk, curb and gutter along the entire frontage, which will result in a paved shoulder from the existing edge of pavement to the face of curb. The back of sidewalk should be placed along the property boundary.

Plans for the improvements to be prepared by a licensed engineer, and an encroachment permit shall be required for any work performed in the right of way. Furthermore, an Engineering Inspection Agreement shall be required.

Scott De Leon  
Director of Public Works

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**From:** John Everett  
**Sent:** Monday, June 20, 2022 12:22 PM  
**To:** Eric Porter <Eric.Porter@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>  
**Subject:** RE: Christian Academy - draft COAs regarding parking and bioswale relocation

The parking lot driveways will prevent parking along much of the Live Oak frontage. I believe that I recommended a 10' wide gravel shoulder be included with the site plan along the remaining frontage (230') per the sketch provided (attached). This should provide for the 19 vehicles needing temporary parking. The 10' gravel shoulder should be within the public ROW for the public's use and is safe enough to use for loading/unloading.

John Everett PE  
Associate Civil Engineer  
County of Lake  
255 N. Forbes St., Room 309  
Lakeport, CA 95453  
(707) 263-2719

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**From:** Eric Porter  
**Sent:** Monday, June 20, 2022 10:14 AM  
**To:** Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; John Everett <John.Everett@lakecountyca.gov>  
**Subject:** Christian Academy - draft COAs regarding parking and bioswale relocation

Scott / John,

This is my first attempt at addressing John's comments from his email dated 4-4-2022 (attached):

13. Prior to final occupancy, gravel parking (width?) shall be provided along Live Oak Drive for the length of the property adjacent to the Christian Academy. Engineered drawings for this parking area may be

required at the discretion of Public Works Department. The existing bioswale shall be relocated for drainage and runoff control. Engineered drawings for the bioswale may also be required at the discretion of the Public Works Department.

14. Prior to any work occurring in the public right of way, an Encroachment Permit is required. The Public Works Department shall review any needed work in the right-of-way prior to issuance of this Encroachment Permit.

Please let me know if this is acceptable, or if it needs to be re-worded.

Thanks,  
Eric



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

Receiver

SR0004548

NOV 22 2021

Environmental Health

DISTRIBUTION DATE: November 19, 2021

**REQUEST FOR REVIEW FOR SUFFICIENCY**

- AG. COMMISSIONER
- AIR QUALITY MGMT
- ASSESSOR
- BUILDING DIVISION
- DPW - ROADS
- ENVIRON HEALTH
- SCHOOL DISTRICT
- Kelseyville
- Konocti
- PUBLIC SERVICES
- SHERIFF
- SPECIAL DISTRICTS
- SURVEYOR
- TAX COLLECTOR
- WASTE DISPOSAL
- WATER RESOURCES

- FIRE PROTECTION DIST:**
- Kelseyville
  - Lake County
  - Lake Pillsbury (no contact info)
  - Lakeport County
  - Northshore
  - South Lake County
  - CalFire
  - LAKE TRANSIT
  - PG&E
  - HOA \_\_\_\_\_
  - WATER CO \_\_\_\_\_
  - OTHER \_\_\_\_\_

- CA DEPT FISH & WDLF
- CALTRANS
- STATE LANDS COMM.
- CRWQCB
- STATE DEPT. OF HEALTH
- SONOMA STATE
- NW INFO CENTER (NWIC)
- ARMY CORPS
- BLM
- CALIFORNIA HIGHWAY
- PATROL
- GRADING
- CITY OF CLEARLAKE
- US FISH & WILDLIFE SVC
- US FOREST SERVICE

FROM: Eric Porter, Associate Planner  
 REQUEST: Major Use Permit, UP 21-52; Initial Study IS 21-54  
 APPLICANT: Konocti Christian Academy  
 OWNER: Doug Bridges

APN: 008-061-72: (Approximately 2.20 acres)  
 LOCATION: 5805 Live Oak Drive, Kelseyville, CA 95451  
 ZONING: "R3": Multi-Family Residential  
 CNDDDB: California Natural Diversity Database (CNDDDB) identifies multiple sensitive-species within the area.

FLOOD ZONE: "X": 500 year flood plain  
 SOIL STABILITY: Generally Stable  
 SOIL TYPE(s): Cole Variant Clay Loam (Type 125)  
 FARMLAND: Farmland of Local Importance  
 WATER SOURCE: Special Districts  
 WASTE MANAGEMENT: Special Districts

**PROPOSAL:**  
 The applicant is requesting approval of a Major Use Permit to allow a private non-profit school. Konocti Christian Academy would be a Pre-Kindergarten through 9<sup>th</sup> grade school. The proposal consists of the following:

- Nine (9) classrooms 24' x 40' each (Total 8,640 square feet).
- One (1) 480 square foot restroom building.
- One (1) 4,700 square foot concrete basketball court.
- One (1) 3,124 square foot mulch playground.
- Twenty-four (24) parking spaces within a 16,586 square foot graveled parking lot.
- 6' foot tall chain link fence on all sides of the property.
- Two (2) 25' foot wide driveways.

**Operations**

- Days/ hours of operation: Monday through Friday, 7:45 am to 5:30 pm.
- 15 employees maximum
- 150 pick-ups per day

**Please refer to attached site plans and project description for further information.**

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 December 3, 2021**. Please email your comments to [eric.porter@lakecountyca.gov](mailto:eric.porter@lakecountyca.gov) or mail them to the address listed in the letterhead above.

COMMENTS: See attached comments

NAME Tina Rubin DATE 12/1/21

cc: 5 Supervisorial District (RFR Only) Jessica Pyseka @ Redbud Audubon  
@ Carol Huchingson, Susan Parker  
Other (Examples: @ Sierra Club / HOA / Farm Bureau / etc.) (RFR Only)



VICINITY MAP



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

Denise Pomeroy  
Health Services Director

Gary Pace, MD, MPH  
Health Officer

Craig Wetherbee  
Environmental Health Director

*Promoting an Optimal State of Wellness in Lake County*

**Memorandum**

**DATE:** December 17, 2021  
**TO:** Eric Porter, Associate Planner  
**FROM:** Tina Dawn-Rubin, Environmental Health Aide  
**RE:** UP 21-52 Major Use Permit; IS 21-54 Initial Study  
Konocti Christian Academy  
**APN:** 008-061-72 5805 Live Oak Dr, Kelseyville

Environmental Health does not have any concerns on the wastewater treatment or potable water since the property will be connected to a public water & sewer system.

If the applicant plans to prepare food, the following will apply:

The applicant must comply with the California Retail Food Code Regulations and applicant must have a potable water supply.

The applicant must apply and pay for plan check application: submit three sets of complete plans and supporting documents for review of any proposed retail food facility and must obtain approval from the Division of Environmental Health for construction before obtaining any building permits. Food facilities must be permitted and inspected prior to opening to the public.



COUNTY OF LAKE  
**HEALTH SERVICES**  
prevent.promote.protect.

CALIFORNIA  
HISTORICAL  
RESOURCES  
INFORMATION  
SYSTEM



ALAMEDA  
COLUSA  
CONTRA COSTA  
DEL NORTE

HUMBOLDT  
LAKE  
MARIN  
MENDOCINO  
MONTEREY  
NAPA  
SAN BENTITO

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>

December 2, 2021

File No.: 21-0810

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

re: UP 21-52; IS 21-54/ APN 008-061-72 at 5805 Live Oak Drive, Kelseyville / Konocti Christian Academy

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 to allow a private non-profit school. Konocti Christian Academy would be a Pre-Kindergarten through 9th grade school. The proposal consists of the following: Nine (9) classrooms 24' x 40' each (Total 8,640 square feet); One (1) 480 square foot restroom building; One (1) 4,700 square foot concrete basketball court; One (1) 3,124 square foot mulch playground; Twenty-four (24) parking spaces within a 16,586 square foot graveled parking lot; 6' foot tall chain link fence on all sides of the property; Two (2) 25' foot wide driveways.

**Previous Studies:**

XX This office has no record of any previous cultural resource studies for the proposed project area (*see recommendation below*).

**Archaeological and Native American Resources Recommendations:**

XX The proposed project parcel contains a recorded Native American archaeological sites: P-17-000745 (CA-LAK-890). It is recommended that a qualified professional archaeologist update the condition of this site on Office of Historic Preservation's DPR 523 resource recordation forms, assess potential impacts of the proposed project activities on this site, and provide project-specific recommendations as warranted.

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

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:**

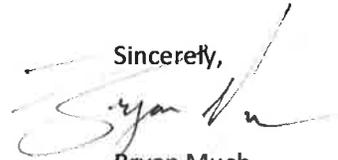
XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture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

**Trish Turner**

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**From:** PGE Plan Review <PGEPlanReview@pge.com>  
**Sent:** Monday, December 6, 2021 11:39 AM  
**To:** Eric Porter  
**Subject:** [EXTERNAL] RFR - Use Permit UP 21-52, Konocti Christian Academy  
**Attachments:** No\_Impact\_with\_Response\_12-6-2021.pdf

Dear Eric Porter,

Attached is our response to your proposed project.

Thank you,



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



November 20, 2021

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

Ref: Gas and Electric Transmission and Distribution

Dear Eric Porter,

Thank you for submitting the 5805 Live Oak Drive plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

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

Below is additional information for your review:

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

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

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

Sincerely,

Plan Review Team  
Land Management



### **Attachment 1 – Gas Facilities**

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

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.

2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

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

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

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

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.

5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 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](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.

## **Trish Turner**

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**From:** Lori Baca  
**Sent:** Tuesday, November 23, 2021 2:26 PM  
**To:** Eric Porter  
**Subject:** RE: RFR - Use Permit UP 21-52, Konocti Christian Academy  
**Attachments:** CapAnalysisPolicy\_001.pdf

Eric,

Assessor's Parcel Number 008-061-72 located at 5805 Live Oak Drive is within the Kelseyville County Water/Wastewater District #3 for both public water and public sewer services. There is currently a 6" gravity sewer collection line in Live Oak Drive as well as a 6" water distribution mainline.

Sewer mainline taps are constructed by a licensed underground contractor hired by the developer and inspected by District staff for a fee of \$50.00 per inspection. Taps to the water main and meter installations are constructed by District staff at a fee dictated by the size of the service line and meter(s) to be installed.

The Water Capacity Expansion Fees per single family dwelling equivalent unit is currently \$2,500 and due at the time of application.

The Sewer Capacity Expansion Fees per single family dwelling unit is \$5,771.90 and increases by the Engineering News Record Index at the beginning of each fiscal year on July 1<sup>st</sup> and are also due at the time of application.

The proposed project will require a sewer and water analysis and I have attached the policy for your review. Per the analysis, the impact of the project on the water and sewer system will require evaluation and perhaps mitigation by the developer.

The applicant will also need to submit two full sets of complete plans with details to be approved and signed by the District.

Please have the Developer reach out to us directly if they need any information or have any questions.

**\*\*Connections to KCWWD#3 will be made in accordance with the rules, regulations, policies, procedures and ordinances in effect at the time of application\*\***

Have the most wonderful day!

**Lori A. Baca**

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



**From:** Eric Porter

**Sent:** Friday, November 19, 2021 8:24 AM

**To:** Steven Hajik <Steven.Hajik@lakecountyca.gov>; Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Jack Smalley <Jack.Smalley@lakecountyca.gov>; John Everett <John.Everett@lakecountyca.gov>; Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Cara Salmon <cara.salmon@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Yuliya Osetrova <Yuliya.Osetrova@lakecountyca.gov>; Paul Bleuss <Pbleuss@Kelseyvillefire.com>; Mike@CALFIRE <Mike.Wink@fire.ca.gov>; justin.newell@pge.com; ROBERTSON, JESSE GRAHAM@DOT <jesse.robertson@dot.ca.gov>; Northwest Information Center <nwic@sonoma.edu>; Jessica Pyska <Jessica.Pyska@lakecountyca.gov>; Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; Mary Darby <Mary.Darby@lakecountyca.gov>; Roberta Lyons <roberta.lyons@att.net>; vbrandon95457@gmail.com

**Subject:** RFR - Use Permit UP 21-52, Konocti Christian Academy

Good morning all,

The County has received an application for a private school, the Konocti Christian Academy, to be located on a 2.2 acre property in Kelseyville. The project specifics are attached within the RFR and submitted material.

Please have any comments you may have back to me on or before Dec. 3, 2021 if possible.

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](mailto:eric.porter@lakecountyca.gov)



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## Central Valley Regional Water Quality Control Board

9 March 2022

Eric Porter  
Lake County Planning Department  
255 North Forbes Street  
Lakeport, CA 95453  
[eric.porter@lakecountyca.gov](mailto:eric.porter@lakecountyca.gov)

### **COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE DECLARATION, KCA KELSEYVILLE CHRISTIAN ACADEMY SCHOOL PROJECT, SCH#2022010604, LAKE COUNTY**

Pursuant to the State Clearinghouse's 31 January 2022 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the KCA Kelseyville Christian Academy School Project, located in Lake County.

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

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

##### **Basin Plan**

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

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

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MARK BRADFORD, CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

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

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

#### **Antidegradation Considerations**

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

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

In part it states:

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

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

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

## **II. Permitting Requirements**

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

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

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

**Phase I and II Municipal Separate Storm Sewer System (MS4) Permits<sup>1</sup>**

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/storm\\_water/municipal\\_permits/](http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/)

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/phase\\_ii\\_municipal.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml)

**Industrial Storm Water General Permit**

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ. For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/storm\\_water/industrial\\_general\\_permits/index.shtml](http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml)

**Clean Water Act Section 404 Permit**

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

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<sup>1</sup> Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

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

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

[https://www.waterboards.ca.gov/centralvalley/water\\_issues/water\\_quality\\_certification/](https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/)

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

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

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

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

**Dewatering Permit**

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

under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

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

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

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

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

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

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

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

#### **NPDES Permit**

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

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



Peter G. Minkel  
Engineering Geologist

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

# National Flood Hazard Layer FIRMette



122°50'19"W, 38°58'25"N



0 250 500 1,000 1,500 2,000 1:6,000 Feet

122°49'42"W, 38°57'58"N

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRMI PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AP
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone L

**OTHER AREAS**

- NO SCREEN
- Area of Minimal Flood Hazard, Zone X
- Effective LOMRS
- Area of Undetermined Flood Hazard Zone

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/19/2021 at 12:25 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRMI panel number, and FIRMI effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

**Trish Turner**

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**From:** County of Lake Postmaster <postmaster@lakecountyca.gov>  
**Sent:** Friday, November 19, 2021 10:37 AM  
**To:** Eric Porter  
**Subject:** 2015\_Shambala\_EasementAgreement\_PDF was removed from this message



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YOCHA DEHE  
CULTURAL RESOURCES

December 10, 2021

County of Lake  
Attn: Eric Porter, Associate Planner  
Courthouse - 255 N. Forbes Street  
Lakeport, CA 95453

RE: 5805 Live Oak Dr Kelseyville Project YD-11192021-03

Dear Mr. Porter:

Thank you for your project notification letter dated, November 19, 2021, regarding cultural information on or near the proposed 5805 Live Oak Dr Kelseyville Project. We appreciate your effort to contact us.

The Cultural Resources Department has reviewed the project and concluded that it is not within the aboriginal territories of the Yocha Dehe Wintun Nation. Therefore, we respectfully decline any comment on this project. However, based on the information provided, please defer correspondence to the following:

Middletown Rancheria  
Attn: Michael Riviera  
PO Box 1035  
Middletown, CA 95461

Please refer to identification number YD - 11192021-03 in any future correspondence with Yocha Dehe Wintun Nation concerning this project.

Thank you for providing us with this notice and the opportunity to comment.

Sincerely,

Laverne Bill  
Director of Cultural Resources

cc: Middletown Rancheria