

## Eric Porter

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**From:** Fahmy Attar <FahmyA@lcaqmd.net>  
**Sent:** Monday, February 24, 2020 3:46 PM  
**To:** Eric Porter  
**Subject:** [EXTERNAL]Re: Request for comments - Lake County - Use Permit for new cell tower

Eric,

Here is a list of Air Quality requirements that may be applicable to the site location:

1. Any demolition or renovation is subject to the Federal National Emissions Standard for Hazardous Air Pollutants (NESHAP) for asbestos in buildings requires asbestos inspections by a Certified Asbestos Consultant for all major renovations and all demolition. An Asbestos Notification Form with the Asbestos inspection report must be submitted to the District at least 14 days prior to beginning any demolition work. The applicant must contact the District for more details and proper approvals. Regardless of asbestos content or reporting requirements all demolition and renovation activities should use adequate water/ amended water to prevent dust generation and nuisance conditions.
2. Construction activities that involve pavement, masonry, sand, gravel, grading, and other activities that could produce airborne particulate should be conducted with adequate dust controls to minimize airborne emissions. A dust mitigation plan may be required should the applicant fail to maintain adequate dust controls.
3. If the construction activities are conducted within Serpentine soils, a Serpentine Control Plan may be required. Any parcel with Serpentine soils must obtain proper approvals from LCAQMD prior to beginning any construction activities. Contact LCAQMD for more details.
4. Any stationary prime power or backup diesel generator requires an application submitted to LCAQMD. All engines must be notified to LCAQMD prior to beginning construction activities and prior to engine Use. Mobile diesel equipment used for construction and/or maintenance must be in compliance with State registration requirements. All equipment units must meet Federal, State and local requirements. All equipment units must meet RICE NESHAP/NSPS requirements including proper maintenance to minimize airborne emissions and proper record-keeping of all activities, all units must meet the State Air Toxic Control Measures for CI engines, and must meet local regulations. Contact LCAQMD for more details.
5. Site development, vegetation disposal, and site operation shall not create nuisance odors or dust. During the site preparation phase, the District recommends that any removed vegetation be chipped and spread for ground cover and erosion control. Burning is not allowed on commercial property, materials generated from the commercial operation, and waste material from construction debris, must not be burned as a means of disposal.
6. Significant dust may be generated from increase vehicle traffic if driveways and parking areas are not adequately surfaced. Surfacing standards should be included as a requirement in the use permit to minimize dust impacts to the public, visitors, and road traffic. At a minimum, the District recommends chip seal as a temporary measure for primary access roads and parking. Paving with asphaltic concrete is preferred and should be required for long term occupancy. All areas subject to semi truck / trailer traffic should require asphaltic concrete paving or equivalent to prevent fugitive dust generation. Gravel surfacing may be adequate for low use driveways and overflow parking areas, however, gravel surfaces require more maintenance to achieve dust control, and permit conditions should require regular palliative treatment if gravel is utilized. White rock is not suitable for surfacing (and should be prohibited in the permit) because of its

tendency to break down and create excessive dust. Grading and re-graveling roads should utilize water trucks if necessary, reduce travel times through efficient time management and consolidating solid waste removal/supply deliveries, and speed limits.

Best,

**Fahmy Attar**

Air Quality Engineer

Lake County Air Quality Management District

2617 S. Main Street, Lakeport, CA, 95453

(707) 263-7000 | [fahmya@lcaqmd.net](mailto:fahmya@lcaqmd.net)

On Feb 21, 2020, at 8:44 AM, Eric Porter <[Eric.Porter@lakecountyca.gov](mailto:Eric.Porter@lakecountyca.gov)> wrote:

Good morning;

The Lake County Planning Department has received an application for a new 150' cell tower proposed at 16355 E. State Highway 20; Clearlake Oaks. An Initial Study will be prepared for this project, and the project will be processed through a major use permit, which requires a public hearing before the Planning Commission.

Please submit any comments you have by or before March 5, 2020.

Thank you,

Eric Porter

Planner

COUNTY OF LAKE

707-263-2221

<Submitted mat'l.pdf><RFR UP 20-18 Incline Partners.docx>

## Eric Porter

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**From:** Ryan Lewelling  
**Sent:** Wednesday, March 4, 2020 4:33 PM  
**To:** Eric Porter  
**Subject:** RE: Request for comments - Lake County - Use Permit for new cell tower

Eric,

The Assessor-Recorder's Office has no comments at this time – property taxes are current; no TRA conflicts.

Ryan Lewelling  
Cadastral Mapping Specialist  
707-263-2302 | [Ryan.Lewelling@LakeCountyCA.gov](mailto:Ryan.Lewelling@LakeCountyCA.gov)

**From:** Eric Porter  
**Sent:** Friday, February 21, 2020 8:44 AM  
**To:** Carol Huchingson <[Carol.Huchingson@lakecountyca.gov](mailto:Carol.Huchingson@lakecountyca.gov)>; Michelle Scully <[Michelle.Scully@lakecountyca.gov](mailto:Michelle.Scully@lakecountyca.gov)>; Susan Parker <[Susan.Parker@lakecountyca.gov](mailto:Susan.Parker@lakecountyca.gov)>; Steven Hajik <[Steven.Hajik@lakecountyca.gov](mailto:Steven.Hajik@lakecountyca.gov)>; Fahmy Attar <[FahmyA@lcaqmd.net](mailto:FahmyA@lcaqmd.net)>; Ryan Lewelling <[Ryan.Lewelling@lakecountyca.gov](mailto:Ryan.Lewelling@lakecountyca.gov)>; David Casian <[David.Casian@lakecountyca.gov](mailto:David.Casian@lakecountyca.gov)>; Scott DeLeon <[Scott.DeLeon@lakecountyca.gov](mailto:Scott.DeLeon@lakecountyca.gov)>; Kelli Hanlon <[Kelli.Hanlon@lakecountyca.gov](mailto:Kelli.Hanlon@lakecountyca.gov)>; Gloria Gregore <[Gloria.Gregore@lakecountyca.gov](mailto:Gloria.Gregore@lakecountyca.gov)>; Lori Baca <[Lori.Baca@lakecountyca.gov](mailto:Lori.Baca@lakecountyca.gov)>; Gordon Haggitt <[Gordon.Haggitt@lakecountyca.gov](mailto:Gordon.Haggitt@lakecountyca.gov)>; Greg Peters <[Greg.Peters@lakecountyca.gov](mailto:Greg.Peters@lakecountyca.gov)>; [mike.wink@fire.ca.gov](mailto:mike.wink@fire.ca.gov); [chief500@lakeportfire.com](mailto:chief500@lakeportfire.com); [chief800@northshorefpd.com](mailto:chief800@northshorefpd.com); [Rex.Jackman@dot.ca.gov](mailto:Rex.Jackman@dot.ca.gov); Northwest Information Center <[nwic@sonoma.edu](mailto:nwic@sonoma.edu)>; [PGENorthernAgencyIns@pge.com](mailto:PGENorthernAgencyIns@pge.com); [aflora@clearlake.ca.us](mailto:aflora@clearlake.ca.us); [talmadge.robinson@wildlife.ca.gov](mailto:talmadge.robinson@wildlife.ca.gov)  
**Cc:** Mark Roberts <[Mark.Roberts@lakecountyca.gov](mailto:Mark.Roberts@lakecountyca.gov)>; Eric Porter <[Eric.Porter@lakecountyca.gov](mailto:Eric.Porter@lakecountyca.gov)>  
**Subject:** Request for comments - Lake County - Use Permit for new cell tower

Good morning;

The Lake County Planning Department has received an application for a new 150' cell tower proposed at 16355 E. State Highway 20; Clearlake Oaks. An Initial Study will be prepared for this project, and the project will be processed through a major use permit, which requires a public hearing before the Planning Commission.

Please submit any comments you have by or before March 5, 2020.

Thank you,

Eric Porter  
Planner  
COUNTY OF LAKE  
707-263-2221

## Eric Porter

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**From:** Rymer-Burnett, Saskia@DOT <Saskia.Rymer-Burnett@dot.ca.gov>  
**Sent:** Wednesday, December 30, 2020 12:28 PM  
**To:** Eric Porter  
**Subject:** [EXTERNAL] UP 20-18 Incline Power Cell Tower, 16335 Hwy 20 E, Clearlake Oaks

Good Afternoon Eric,

We reviewed the proposed Incline Power Inc. cell tower project, UP 20-18, and Initial Study on the CEQA website. The project is situated on an interior parcel of the subject property (LAK-20-32.244, LAK-53-7.235). As the cell tower would operate without staff and is located away from the state highways, no significant transportation impacts are anticipated. We therefore have no comments on this project.

Thank you,

***Saskia Rymer Burnett***

Caltrans District 1 - *Working remotely.*

Transportation Planning

Office: (707) 441-2009

Cell: (707) 499-6871\* best number

[saskia.rymer-burnett@dot.ca.gov](mailto:saskia.rymer-burnett@dot.ca.gov)

## Eric Porter

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**From:** Alan Flora <aflora@clearlake.ca.us>  
**Sent:** Friday, February 21, 2020 8:58 AM  
**To:** Eric Porter  
**Cc:** Susanna Amaro-Gutierrez  
**Subject:** [EXTERNAL]Re: Request for comments - Lake County - Use Permit for new cell tower

Thank you Eric.

Can you please add our new Assistant Planner Susanna Amaro-Gutierrez to your distribution list for projects?

Thanks!  
Alan

On Feb 21, 2020, at 8:44 AM, Eric Porter <[Eric.Porter@lakecountyca.gov](mailto:Eric.Porter@lakecountyca.gov)> wrote:

Good morning;

The Lake County Planning Department has received an application for a new 150' cell tower proposed at 16355 E. State Highway 20; Clearlake Oaks. An Initial Study will be prepared for this project, and the project will be processed through a major use permit, which requires a public hearing before the Planning Commission.

Please submit any comments you have by or before March 5, 2020.

Thank you,

Eric Porter  
Planner  
COUNTY OF LAKE  
[707-263-2221](tel:707-263-2221)

<Submitted mat'l.pdf><RFR UP 20-18 Incline Partners.docx>



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

Received

SR0003679

FEB 21 2020

Environmental Health

DISTRIBUTION DATE: February 21, 2020

REQUEST FOR REVIEW FOR SUFFICIENCY

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 5, 2020**. Please email your comments to Eric Porter at [eric.porter@lakecountycalifornia.gov](mailto:eric.porter@lakecountycalifornia.gov) or mail them to the address listed in the letterhead above.

<u>@</u> AG. COMMISSIONER	<u>@</u> FIRE PROTECTION DIST:	<u>@</u> CA DEPT FISH & WDLF
<u>@</u> AIR QUALITY MGMT	<u>@</u> Kelseyville	<u>@</u> CALTRANS
<u>@</u> ASSESSOR	<u>@</u> Lake County	STATE LANDS COMM.
<u>@</u> BUILDING DIVISION	<u>@</u> Lake Pillsbury (no contact info)	CRWQCB
<u>@</u> DPW - ROADS	<u>@</u> Lakeport County	STATE DEPT. OF HEALTH
<u>@</u> ENVIRON HEALTH	<u>@</u> Northshore	<u>@</u> SONOMA STATE
<u>@</u> LAKEBED MANAGEMENT	<u>@</u> South Lake County	U.S ARMY CORPS
PUBLIC SERVICES	<u>@</u> CAL FIRE	BLM
<u>@</u> SHERIFF	<u>@</u> PG&E	NRCS (USDA)
<u>@</u> SPECIAL DISTRICTS	HOA	US FISH & WILDLIFE SVC
<u>@</u> SURVEYOR		US FOREST SERVICE
<u>@</u> TAX COLLECTOR		WATER COMPANY
WASTE DISPOSAL		<u>@</u> CITY OF CLEARLAKE
WATER RESOURCES		

FROM: Eric Porter – Associate Planner

REQUEST: Major Use Permit (UP 20-18) and Initial Study (IS 20-21)  
OWNER: Thorton Trust (c/o Cathy Wilson)  
APPLICANT: Incline Partners, LLC  
APN: 010-055-31  
LOCATION: 16355 E. State Highway 20; Clearlake Oaks, CA 95423  
ZONING: Rural Land – Rural Residential– Scenic Combining District  
GENERAL PLAN: Rural Lands – Rural Residential  
HAZARDS: Project Parcel located within State Responsibility Area  
PARCEL SIZE: Approximately 26.55 acres in size

**PROPOSAL:** The applicant is requesting approval of a Major Use Permit to allow the construction of an unmanned 150-foot-tall cellular/public safety communication lattice tower within a 6,400 square foot area fenced-in area. The tower would include but is not limited to the following: **Please refer to attachments documents for further details.**

- One (1) wireless carrier antenna array
- Up to twelve (12) panel antennas
- Eighteen (18) Remote Radio Unit (RRUs)
- One (1) six-foot microwave dish and associated cabling
- The tower would be designed to accommodate additional wireless carrier as collocation.
- Single backup diesel generator with an associated fuel tank. The generator would be used to be used during emergencies and/or routine maintenance.
- One (1) parking space

**Access to proposed tower:** The proposed facility would be accessible from an existing access road from State Highway 20, which crosses an adjoining parcel. The access road would be extended approximately 900 feet to the compound adjacent to an existing PG&E easement/access road.

**Routine Maintenance schedule:**

- A qualified technician will conduct routine maintenance approximately 1-2 times a month, unless there an emergency.
- The site is self-monitored and alerts personnel to any equipment malfunctions and/or breach of security.

Please advise us if additional information and/or modifications are needed, which permits are required from your agency, and of your environmental concerns. **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 5, 2020. Please email your comments to Eric Porter at [eric.porter@lakecountycal.gov](mailto:eric.porter@lakecountycal.gov) or mail them to the address listed in the letterhead above.**

COMMENTS: See attached memorandum

NAME Tim Rebin DATE 2/3/2020

cc: 2 Supervisorial District (RFR Only) Redbud Audubon  
Farm Bureau / etc.) (RFR Only)  
Other (Examples: @ Sierra Club HOA @ Carol Hutchingson  
@ Michelle Scully @ Susan Parker



**COUNTY OF LAKE**  
Health Services Department  
Environmental Health Division  
922 Bevins Court  
Lakeport, California 95453-9739  
Telephone 707/263-1090  
FAX 707/263-4395

Denise Pomeroy  
Health Services Director

Gary Pace, MD, MPH  
Public Health Officer

Jasjit Kang  
Environmental Health Director

*Promoting an Optimal State of Wellness in Lake County*

**Memorandum**

**DATE:** March 2, 2020  
**TO:** Eric Porter, Associate Planner  
**FROM:** Tina Dawn-Rubin, Environmental Health Aide  
**RE:** UP 20-18 Major Use Permit; IS 20-21 Initial Study –  
construction of 150' tall unmanned cell tower  
**APN:** 010-055-31, 16355 E Hwy 20, Clearlake Oaks

The applicant must meet the Lake County Division of Environmental Health requirements regarding on-site wastewater treatment and potable water requirements.

Environmental Health has no concerns at this time regarding on-site wastewater. Our office has on file a 2002 Site Evaluation (soils test) for septic requirements. There is not a septic system of file for this parcel.

The plan review listed generator slabs. Our office will need generator information (make/model/fuel type). This site is likely to be a CUPA facility and may qualify as remote.

If the applicant stores hazardous materials (defined as either virgin or waste materials) equal to 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 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.



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



**Eric Porter**

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**From:** Ryan Peterson <rpeterson@middletownrancheria.com>  
**Sent:** Friday, February 21, 2020 12:59 PM  
**To:** Eric Porter  
**Subject:** [EXTERNAL]Re: AB 52 Notice - new proposed cell tower - file no. UP 20-18, 'Incline Partners LLC'

Good afternoon Eric,

The Tribe has reviewed the project and determined it is out of our ancestral boundaries dictated by our Lake Miwok language. We respectfully decline comment. Thanks.

Regards,

Ryan Peterson  
Admin & Projects Coordinator  
Middletown Rancheria  
Tribal Historic Preservation Department  
PO Box 1035 Middletown, CA 95461  
Phone: (707) 987-1315  
Fax: (707) 987-9091

On Fri, Feb 21, 2020 at 8:52 AM Eric Porter <[Eric.Porter@lakecountyca.gov](mailto:Eric.Porter@lakecountyca.gov)> wrote:

Good morning.

Lake County Planning Department has received an application for a new 150' cell tower to be located at 16355 E. State Highway 20; Clearlake Oaks.

If your Tribe wishes to hold a consultation, please let me know by or before March 23, 2020 so we can arrange a meeting time and date.

Thank you,

Eric Porter

Planner

COUNTY OF LAKE

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  
150 Professional Center Drive, Suite E  
Rohnert Park, California 94928-3609  
Tel: 707.588.8455  
nwic@sonoma.edu  
<http://www.sonoma.edu/nwic>

March 2, 2020

File No.: 19-1466

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

re: UP 20-18 / 16355 E. State Hwy 20; Clearlake Oaks / Incline Partners, LLC

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 the construction of an unmanned 150-foot-tall cellular/public safety communication lattice tower within a 6,400 square foot area fenced-in area. The tower would include but is not limited to the following:

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**Previous Studies:**

XX Study #S-025036 (Flaherty 2001), covering approximately 50% of the proposed project area, identified no cultural resources. See recommendation below.

**Archaeological and Native American Resources Recommendations:**

XX The proposed project area has the possibility of containing unrecorded archaeological site(s). Due to the passage of time since the previous survey (Flaherty 2001) 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 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.

For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at <http://www.chrisinfo.org>. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions please give us a call (707) 588-8455.

Sincerely,

A handwritten signature in cursive script, appearing to read 'S. Stevens'.

Samantha Stevens for  
Bryan Much  
Coordinator

## Eric Porter

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**From:** Lori Baca  
**Sent:** Friday, February 21, 2020 9:31 AM  
**To:** Eric Porter  
**Subject:** RE: Request for comments - Lake County - Use Permit for new cell tower

Eric,

Parcel 010-055-31 located at 16355 E State Highway 20 is outside of any Special Districts service area, no impact.

Have a great Friday and enjoy the weekend ☺

### Lori A. Baca, CTA

Customer Service Coordinator

[Lori.Baca@lakecountyca.gov](mailto:Lori.Baca@lakecountyca.gov)

Office Number (707) 263-0119

Fax (707) 263-3836



**From:** Eric Porter  
**Sent:** Friday, February 21, 2020 8:44 AM  
**To:** Carol Huchingson <Carol.Huchingson@lakecountyca.gov>; Michelle Scully <Michelle.Scully@lakecountyca.gov>; Susan Parker <Susan.Parker@lakecountyca.gov>; Steven Hajik <Steven.Hajik@lakecountyca.gov>; Fahmy Attar <FahmyA@lcaqmd.net>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Gloria Gregore <Gloria.Gregore@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; mike.wink@fire.ca.gov; chief500@lakeportfire.com; chief800@northshorefpd.com; Rex.Jackman@dot.ca.gov; Northwest Information Center <nwic@sonoma.edu>; PGENorthernAgencyIns@pge.com; aflora@clearlake.ca.us; talmadge.robinson@wildlife.ca.gov  
**Cc:** Mark Roberts <Mark.Roberts@lakecountyca.gov>; Eric Porter <Eric.Porter@lakecountyca.gov>  
**Subject:** Request for comments - Lake County - Use Permit for new cell tower

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Planner