

**From:** [Yuliya Osetrova](#)  
**To:** [Victoria Kim](#)  
**Subject:** FW: Request for Review for Sufficiency (Use Permit, UP 14-09; Initial Study, IS 14-33)  
**Date:** Tuesday, August 18, 2020 3:01:39 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image005.png](#)

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Victoria, thank you for dropping the drawings.

My comments for this project are as follows:

- Engineering calculations and shop drawings prepared by a licensed CE should be submitted
- This project will discharge into the waters of US and will disturb one or more acre and requires the coverage under the Construction General Permit / NPDES permit with SWPPP development
- Hydrology Calculations should be in compliance with LC Hydrology Design Standards
- Stormwater BMPs should be in compliance with LC LID Standards Manual/ MS4 requirements and adequately sized. Design calculations should be provided.
- Construction BMPs should be required for each phase of the project and be in compliance with CASQA SW BMP requirements
- The floodway zone boundary on the Coyote Creek should be reflected on the drawings and staked on the site to prevent encroachments

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

**From:** Yuliya Osetrova  
**Sent:** Thursday, August 6, 2020 4:30 PM  
**To:** Victoria Kim <[Victoria.Kim@lakecountyca.gov](mailto:Victoria.Kim@lakecountyca.gov)>  
**Subject:** RE: Request for Review for Sufficiency (Use Permit, UP 14-09; Initial Study, IS 14-33)

Victoria, I'd like to request a hard copy of the plans set for the review.

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

**From:** Victoria Kim  
**Sent:** Friday, July 17, 2020 11:18 AM  
**To:** Victoria Kim <[Victoria.Kim@lakecountyca.gov](mailto:Victoria.Kim@lakecountyca.gov)>

**Subject:** Request for Review for Sufficiency (Use Permit, UP 14-09; Initial Study, IS 14-33)

Good morning,

Please review attached and send any comments by July 31, 2020.

Thank you,



**Victoria Kim**

**Assistant Planner**

Department of Community Development

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221

Fax: (707) 262-1843

Email: [victoria.kim@lakecountyca.gov](mailto:victoria.kim@lakecountyca.gov)

STAY CONNECTED:



**From:** [Rymer-Burnett, Saskia@DOT](mailto:Rymer-Burnett_Saskia@DOT)  
**To:** [Victoria Kim](#)  
**Subject:** [EXTERNAL] Information request - RFR for Sufficiency (Use Permit, UP 14-09; Initial Study, IS 14-33) - 1-Lake / 29 / 9.883  
**Date:** Monday, July 27, 2020 5:59:15 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image005.png](#)

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Re: Hartmann Complex, Hidden Valley Lake Golf Course. 19210 Hartmann Drive, Hidden Valley Lake (1-Lake / 29 / 9.883).

Good Afternoon Victoria,

The project was referred to our District divisions. Our Traffic Safety division has requested additional time to review traffic safety data and analysis for the proposed project, as required by SB 743. In addition, we request more information for our review of existing conditions and potential transportation impacts generated by the proposed project. Please see the information items listed below:

- Please verify the existing total building floor area and current land uses activities at the project site.
- Verify the number of existing vehicle parking spaces, including for bicycles, at the site.
- Provide estimates of the proposed number of employees, patrons, vehicle trips and deliveries expected to be generated by the project.

Please let me know if you have any questions. Thank you,

**Saskia Rymer-Burnett**

Caltrans District 1  
Transportation Planning  
Office: (707) 441-2009  
Cell: (707) 499-6871

*Working remotely. Please reach me  
at, [saskia.rymer-burnett@dot.ca.gov](mailto:saskia.rymer-burnett@dot.ca.gov)*

**From:** Victoria Kim <Victoria.Kim@lakecountyca.gov>  
**Sent:** Friday, July 17, 2020 11:18 AM  
**To:** Victoria Kim <Victoria.Kim@lakecountyca.gov>  
**Subject:** Request for Review for Sufficiency (Use Permit, UP 14-09; Initial Study, IS 14-33)

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

Good morning,

Please review attached and send any comments by July 31, 2020.

Thank you,



**Victoria Kim**

**Assistant Planner**

Department of Community Development  
255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221

Fax: (707) 262-1843

Email: [victoria.kim@lakecountycalifornia.gov](mailto:victoria.kim@lakecountycalifornia.gov)

STAY CONNECTED:



**From:** [John Everett](#)  
**To:** [Victoria Kim](#)  
**Cc:** [Scott DeLeon](#)  
**Subject:** RE: Request for Review for Sufficiency (Use Permit, UP 14-09; Initial Study, IS 14-33)  
**Date:** Wednesday, August 5, 2020 3:10:14 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image005.png](#)

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Victoria,

I discussed this project with Scott DeLeon and I would like to request a meeting with the applicant. Our concerns listed below are not specifically the responsibility of the applicant. However, Lake County Public Works would like to work with Architect to lay out the proposed Curb/Gutter/Sidewalks with regard to the anticipated alignment of Hartmann Road. Someday we hope to provide left turn pockets for their parking lots, and safety improvements to the golf cart Type 1 path crossing. Before we could do this we would need to modify the existing sidewalk alignment crossing the Gallagher Creek culvert. Additionally, their Hartmann Road frontage needs to be laid out for the "build out" of Hartmann Road...with the property line being within 6 inches of the back of sidewalk. I would be able to explain what we ask the developer to consider in their current development project.

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

**From:** John Everett  
**Sent:** Tuesday, August 4, 2020 9:54 AM  
**To:** Victoria Kim <[Victoria.Kim@lakecountyca.gov](mailto:Victoria.Kim@lakecountyca.gov)>  
**Cc:** Scott DeLeon <[Scott.DeLeon@lakecountyca.gov](mailto:Scott.DeLeon@lakecountyca.gov)>  
**Subject:** RE: Request for Review for Sufficiency (Use Permit, UP 14-09; Initial Study, IS 14-33)

Victoria,

This is my first look at these development plans. Observations concerning this development and it's frontage along Hartmann Road include the following:

1. Hartmann Road decreases from a three lane roadway (with center turn lane) to a two lane roadway at the Gallagher Creek Bridge structure. Two lane roadway continues north of Gallagher Creek, with frontage to and driveways serving the golf course on both sides of the road. Misalignment of the travelled lanes provides poor usage of existing pavement along the western side of Hartmann Road within the limits of the parking facilities.
2. Lack of left turn pockets for the development driveways adversely affects traffic operations.
3. Inconsistent shoulder width (substandard) in the vicinity of Gallagher Creek culvert crossing.

4. Misaligned existing sidewalk that doesn't utilized the full width of the existing Gallagher Creek culvert.
5. Creek undermining of Hartmann Road and northbound shoulder about 50' north of the culvert. Development should include some streambed erosion control measures.
6. Provide Golf Path crossing safety enhancement (refuge island, on-demand crossing warning lights, HAWK crossing, raised crosswalk, etc.)

I would like to meet to discuss traffic operations and safety improvements that should be included with this redevelopment.

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

**From:** Victoria Kim  
**Sent:** Friday, July 17, 2020 11:18 AM  
**To:** Victoria Kim <[Victoria.Kim@lakecountyca.gov](mailto:Victoria.Kim@lakecountyca.gov)>  
**Subject:** Request for Review for Sufficiency (Use Permit, UP 14-09; Initial Study, IS 14-33)

Good morning,

Please review attached and send any comments by July 31, 2020.

Thank you,



**Victoria Kim**  
**Assistant Planner**  
Department of Community Development  
255 N. Forbes St.  
Lakeport, CA 95453  
Phone: (707) 263-2221  
Fax: (707) 262-1843  
Email: [victoria.kim@lakecountyca.gov](mailto:victoria.kim@lakecountyca.gov)  
**STAY CONNECTED:**



**From:** [Wink.Mike@CALFIRE](mailto:Wink.Mike@CALFIRE)  
**To:** [Victoria Kim](#)  
**Cc:** [Duncan.Paul@CALFIRE](mailto:Duncan.Paul@CALFIRE); [Beckman.Chase@CALFIRE](mailto:Beckman.Chase@CALFIRE); [Jack Smalley](#); [David Casian](#); [Hannan.Jake@CALFIRE](mailto:Hannan.Jake@CALFIRE)  
**Subject:** [EXTERNAL] Re: Request for Review for Sufficiency (Use Permit, UP 14-09; Initial Study, IS 14-33)  
**Date:** Friday, July 17, 2020 11:28:04 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image005.png](#)

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Greetings Planner Kim.

These comments are from the South Lake County Fire Protection District

Our Hidden Valley Fire Station is struck with gold balls from the driving range 1 to 5 plus times per week. During the project please consider options to reduce the damage to our fire station and first responder staff injury. Things to consider could include but not be limited to:

- Full height netting from pole one, not a stepped tier approach on the netting.
- Turn T Box's
- Install a laser wall/fence. When gold balls strike the laser wall/fence a very loud siren, bell, horn or similar will sound near within feet of the driving range user's. This will force peer pressure to stop this action from continuing.
- We will offer a reward to anyone who reports this behavior of a customer doing these actions on purpose.
- Etcetera

Greetings Planner Kim.

These comments are from CAL FIRE.

This Use Permit is in the SRA (State Responsibility Area). The requires the application of all Fire Codes, which also apply Title 14, PRC 4290 et'al.

The delay of any Fire Safe Standards is not allowed per Title, Code, Regulation et'al, and CAL FIRE does not support any delayed application of minimum fire safe standards.

If the AHJ chooses to not enforce minimum fire safe standards during the permit process that is required by the State Fire Safe Regulations (Title 14, PRC 4290 et'al), they are accepting all responsibility for not requiring the applicant to follow minimum State Fire Safe Regulations required in the SRA.

The Lake County Chief Building Official is also the County Fire Marshall who shall ensure all Codes, Laws, Regulations and etcetera for this project shall be applied. This is also within the local Fire Protection Districts Boundary, where they are a cooperator in applying and enforcing all Codes, Laws, Regulations and etcetera for this project and they will also have comments.

While not in Title, Code or Regulation, CAL FIRE does support the County of Lake's "Dark Sky Initiative". This standard reduces the false reporting of a vegetation fire from light during the night. False activation of the 911 system puts the community and first responders at risk when it can be avoided.

This location is within proximity and or surrounded by a "VERY HIGH Wildland Fire Hazard Severity Zone" area. This is the most extreme and hazardous area category for wildland fire risk. (see below)

Regulations for the AHJ to follow listed below to be , but not be limited to:

- Property line setbacks for structures shall be a minimum of 30 feet. A "Greenhouse" is a structure.
- Addressing that is reflective and of contrasting colors from the public roadway to the location and at every intersection.
- On site water storage for fire protection of each structure per NFPA 1142.
- Per NFPA 1142, fire suppression water storage tanks for commercial use shall be steel or fiberglass (not plastic).
- All private property roads / access used for this project shall meet minimum Fire Safe standards for emergency vehicle ingress and egress
- A "One Way" loop road standard could be used, or a two lane road.
- A "Road" is two 10 foot lanes of travel for a total of 20 feet of derivable surface not including the shoulders.
- A "Driveway" is a 10 foot wide road with a turnout every 400 feet. This shall not be used for commercial applications, or access to more than three structures that are residences.
- A "Turnout" shall be a minimum 10 feet wide and 30 feet long, with a 25 foot taper at each end
- A "One Lane", "One Way" only loop road is 12 feet wide of derivable surface, plus shoulders. A one lane road must connect on both ends to a two lane road or County Road.
- A bridge can meet the "One Lane", "One Way" 12 feet wide road standard with appropriate signage. A bridge must be marked by the owner of the bridge that it is rated to support 75,000 pounds.
- A bridge shall not be less than 12 feet wide.
- A bridge can meet the "Road " 20 feet wide standard. A bridge must be marked by the owner of the bridge that is is rated to support 75,00 pounds.
- Existing roadways on private property shall meet, and or be improved to meet "Road" standards.
- All weather roadway surfaces shall be rated/engineered for 75,000 lb vehicles is the minimum (including bridges).
- All weather roadway surfaces do not ever have mud, standing or flowing water that vehicles have to travel through.
- Maximum roadway slope is 16%.
- Gate width is 14 foot minimum.
- Gate set backs are a minimum of 30 feet from a road to the gate.
- Gates shall have access criteria locks and alike that meet the local Fire Protection District standard "KNOX" (or similar) access program.
- Parking at the site shall allow for turnarounds, hammerhead T, or similar.
- Minimum fuels reduction of 100 feet of defensible space from all structures.
  - Some applications have mention that they may have a gasoline generator for backup power when solar is not available. If this is the case, the generator shall be placed on a minimum of a 10 foot radius of a non



combustible surface. It shall have a minimum of a 3A-40B.C Fire Extinguisher within the 10 foot radius.

- This property will meet the criteria to be, or will be a CERS / CUPA reporting facility/entity to Lake County Environmental Health (see hyperlink below), it shall also comply specifically with PRC4291.3 requiring 300 feet of defensible space and fuels reduction around structures. In summary, any structure or location that stores hazardous, flammable or dangerous items shall establish and maintain 300 feet of defensible space / fuels reduction around its radius.
- While not in Title, Code or Regulation, CAL FIRE does support the County of Lake's "Dark Sky Initiative". This standard reduces the false reporting of a vegetation fire from light during the night. False activation of the 911 system puts the community and first responders at risk when it can be avoided.

[http://www.fire.ca.gov/fire\\_prevention/fire\\_prevention\\_wildland\\_codes](http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_codes)

[California's Wildland-Urban Interface Code Information - CAL FIRE - Home](http://www.fire.ca.gov)  
[www.fire.ca.gov](http://www.fire.ca.gov)

The law requires that homeowners do fuel modification to 100 feet (or the property line) around their buildings to create a defensible space for firefighters and to protect their homes from wildfires. New building codes will protect buildings from being ignited by flying embers which can travel as ...

[http://www.lakecountycalifornia.gov/Government/Directory/Environmental\\_Health/Programs/cupa.htm](http://www.lakecountycalifornia.gov/Government/Directory/Environmental_Health/Programs/cupa.htm)  
[Hazardous Materials Management \(CUPA\)](http://www.lakecountycalifornia.gov)  
[www.lakecountycalifornia.gov](http://www.lakecountycalifornia.gov)

The Lake County Division of Environmental Health is the Certified Unified Program Agency for all of Lake County, dealing with hazardous waste and hazardous materials.

[Hazardous Materials Management \(CUPA\)](http://www.lakecountycalifornia.gov)

[www.lakecountycalifornia.gov](http://www.lakecountycalifornia.gov)

The Lake County Division of Environmental Health is the Certified Unified Program Agency for all of Lake County, dealing with hazardous waste and hazardous materials.

<https://www.nfpa.org/assets/files/AboutTheCodes/1142/1142-A2001-ROP.PDF>

[Report of the Committee on - NFPA](http://www.nfpa.org)

[www.nfpa.org](http://www.nfpa.org)

351 Report of the Committee on Forest and Rural Fire Protection Richard E. Montague, Chair FIREWISE 2000, Inc., CA [SE] John E. Bunting, Secretary New Boston Fire Dept., NH [U]

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[http://www.fire.ca.gov/fire\\_prevention/fire\\_prevention\\_wildland\\_codes](http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_codes)

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## Hazardous Materials Management (CUPA)

[www.lakecountyca.gov](http://www.lakecountyca.gov)

The Lake County Division of Environmental Health is the Certified Unified Program Agency for all of Lake County, dealing with hazardous waste and hazardous materials.

<https://www.nfpa.org/assets/files/AboutTheCodes/1142/1142-A2001-ROP.PDF>

## Report of the Committee on - NFPA

[www.nfpa.org](http://www.nfpa.org)

351 Report of the Committee on Forest and Rural Fire Protection Richard E. Montague, Chair FIREWISE 2000, Inc., CA [SE] John E. Bunting, Secretary New Boston Fire Dept., NH [U]

### **Mike Wink**

**Battalion Chief  
Middletown Battalion**

**CAL FIRE**

**Sonoma - Lake - Napa Unit  
21095 Hwy 175 - P.O.Box 1360  
Middletown, Ca. 95461  
Office: 707.987-3089 ext 3  
Cell: 707.889.4225  
Fax: 707.987.9478  
Email [Mike.Wink@fire.ca.gov](mailto:Mike.Wink@fire.ca.gov)**

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**From:** Victoria Kim <[Victoria.Kim@lakecountyca.gov](mailto:Victoria.Kim@lakecountyca.gov)>

**Sent:** Friday, July 17, 2020 11:18 AM

**To:** Victoria Kim <[Victoria.Kim@lakecountyca.gov](mailto:Victoria.Kim@lakecountyca.gov)>

**Subject:** Request for Review for Sufficiency (Use Permit, UP 14-09; Initial Study, IS 14-33)

**Warning:** this message is from an external user and should be treated with caution.

Good morning,

Please review attached and send any comments by July 31, 2020.

Thank you,



### **Victoria Kim Assistant Planner**

Department of Community Development  
255 N. Forbes St.  
Lakeport, CA 95453  
Phone: (707) 263-2221  
Fax: (707) 262-1843  
Email: [victoria.kim@lakecountyca.gov](mailto:victoria.kim@lakecountyca.gov)  
STAY CONNECTED:





July 20, 2020

Victoria Kim  
County of Lake  
255 N Forbes St  
Lakeport, CA 95453

Ref: Gas and Electric Transmission and Distribution

Dear Victoria Kim,

Thank you for submitting the 19210 Hartmann Dr 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&'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.



**From:** [Yuliya Osetrova](#)  
**To:** [Victoria Kim](#)  
**Subject:** FW: Request for Review for Sufficiency (Use Permit, UP 14-09; Initial Study, IS 14-33)  
**Date:** Tuesday, August 18, 2020 3:01:39 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image005.png](#)

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Victoria, thank you for dropping the drawings.

My comments for this project are as follows:

- Engineering calculations and shop drawings prepared by a licensed CE should be submitted
- This project will discharge into the waters of US and will disturb one or more acre and requires the coverage under the Construction General Permit / NPDES permit with SWPPP development
- Hydrology Calculations should be in compliance with LC Hydrology Design Standards
- Stormwater BMPs should be in compliance with LC LID Standards Manual/ MS4 requirements and adequately sized. Design calculations should be provided.
- Construction BMPs should be required for each phase of the project and be in compliance with CASQA SW BMP requirements
- The floodway zone boundary on the Coyote Creek should be reflected on the drawings and staked on the site to prevent encroachments

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

**From:** Yuliya Osetrova  
**Sent:** Thursday, August 6, 2020 4:30 PM  
**To:** Victoria Kim <[Victoria.Kim@lakecountyca.gov](mailto:Victoria.Kim@lakecountyca.gov)>  
**Subject:** RE: Request for Review for Sufficiency (Use Permit, UP 14-09; Initial Study, IS 14-33)

Victoria, I'd like to request a hard copy of the plans set for the review.

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

**From:** Victoria Kim  
**Sent:** Friday, July 17, 2020 11:18 AM  
**To:** Victoria Kim <[Victoria.Kim@lakecountyca.gov](mailto:Victoria.Kim@lakecountyca.gov)>

**Subject:** Request for Review for Sufficiency (Use Permit, UP 14-09; Initial Study, IS 14-33)

Good morning,

Please review attached and send any comments by July 31, 2020.

Thank you,



**Victoria Kim**

**Assistant Planner**

Department of Community Development

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221

Fax: (707) 262-1843

Email: [victoria.kim@lakecountyca.gov](mailto:victoria.kim@lakecountyca.gov)

STAY CONNECTED:

