



Central Valley Regional Water Quality Control Board

14 July 2025

Trish Turner
County of Lake
255 North Forbes Street
Lakeport, CA 95453
trish.turner@lakecountycalifornia.gov

COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE DECLARATION, PL-25-63, ASSURANCE DEVELOPMENT PROJECT, SCH#2023090147, LAKE COUNTY

Pursuant to the State Clearinghouse's 13 June 2025 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 PL-25-63, Assurance Development 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 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/

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

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

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 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/

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/

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

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

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

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

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

Trish Turner

From: William Collins
Sent: Friday, August 25, 2023 11:35 AM
To: Eric Porter
Subject: RE: RFR - UP 23-03, 150' tall monopine cell tower, Lucerne

The private driveway detail on sheet GR5 shows a 10' wide drive with an additional 1' on each side and specifies surface capable of supporting 40,000 pound vehicle. PRC 4290 requires two 10' lanes for a two way road or one 10' lane for one way loop that both ends must terminate at a two way road. PRC 4290 also required the road surface to support a 70,000 pound fire apparatus.

Sincerely

Bill Collins, CBO, CASp
Chief Building Official
County of Lake
255 N. Forbes St.
Lakeport, CA 95453
707-263-2221 ex 38123 (Office)
william.collins@lakecountyca.gov



From: Eric Porter <Eric.Porter@lakecountyca.gov>
Sent: Thursday, August 24, 2023 11:05 AM
To: Pheakdey Preciado <Pheakdey.Preciado@lakecountyca.gov>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; William Collins <William.Collins@lakecountyca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; ROBERTSON, JESSE GRAHAM@DOT <jesse.robertson@dot.ca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; John Everett <John.Everett@lakecountyca.gov>; Newell, Justin <J2NF@pge.com>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Northwest Information Center <nwic@sonoma.edu>; Lori Baca <Lori.Baca@lakecountyca.gov>; Tod Elliott <Tod.Elliott@lakecountyca.gov>; Vance Ricks <Vance.Ricks@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Roberta Lyons <roberta.lyons@att.net>; vbrandon95457@gmail.com; kelsey.vella@wildlife.ca.gov; christopher.brooks@dot.ca.gov; Mike Ciancio <chief800@northshorefpd.com>; Douglas Gearhart <doug@lcaqmd.net>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Kate Schmidt-Hopper

<wiseacre1farm@gmail.com>

Subject: RFR - UP 23-03, 150' tall monopine cell tower, Lucerne

Hi all,

Lake County has received an application for a major use permit for a new 150' tall 'monopine' cell tower that would be located in Lucerne off of Leslie Place.

Please have any comments that you may have back to me within two weeks if possible. This project would require the removal of a number of trees; the applicant has submitted a Tree Removal and Preservation Plan and a Biological Survey.

Take care,
Eric Porter

Trish Turner

From: John Everett
Sent: Thursday, September 14, 2023 12:49 PM
To: Eric Porter
Subject: RE: RFR - UP 23-03, 150' tall monopine cell tower, Lucerne

Eric,
I don't have much to contribute with regards to the proposed cell phone tower at 6720 Leslie Place in Lucerne. The applicant will need to demonstrate that an all-weather road (gravel road) has been constructed within the property. The current roads on the hills above Lucerne are dirt roads for the most part, and not necessarily all weather roads. Access to this tower for maintenance could be problematic. There is some development on these hills above Lucerne, but for the most part they are parcels/lots on paper. A County Road designation 307Y winds it way along this ridge although I'm not sure if that number is assigned to Leslie Road. Leslie Place is a branch off Leslie Road. I can't tell if this address is correct based on the site map provided.

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

From: Eric Porter <Eric.Porter@lakecountyca.gov>
Sent: Thursday, August 24, 2023 11:05 AM
To: Pheakdey Preciado <Pheakdey.Preciado@lakecountyca.gov>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; William Collins <William.Collins@lakecountyca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; ROBERTSON, JESSE GRAHAM@DOT <jesse.robertson@dot.ca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; John Everett <John.Everett@lakecountyca.gov>; Newell, Justin <J2NF@pge.com>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Northwest Information Center <nwic@sonoma.edu>; Lori Baca <Lori.Baca@lakecountyca.gov>; Tod Elliott <Tod.Elliott@lakecountyca.gov>; Vance Ricks <Vance.Ricks@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Roberta Lyons <roberta.lyons@att.net>; vbrandon95457@gmail.com; kelsey.vella@wildlife.ca.gov; christopher.brooks@dot.ca.gov; Mike Ciancio <chief800@northshorefpd.com>; Douglas Gearhart <doug@lcaqmd.net>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Kate Schmidt-Hopper <wiseacre1farm@gmail.com>
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Please have any comments that you may have back to me within two weeks if possible. This project would require the removal of a number of trees; the applicant has submitted a Tree Removal and Preservation Plan and a Biological Survey.

Take care,
Eric Porter



September 1, 2023

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

Re: UP 23-03
150' tall monopine cell tower, Lucern

Dear Eric Porter,

Thank you for providing PG&E the opportunity to review the proposed plans for UP 23-03 dated 8/24/2023. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE

HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO

SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
1400 Valley House Drive, Suite 210
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwwic@sonoma.edu
<https://nwwic.sonoma.edu>

September 6, 2023

File No.: 23-0269

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

re: UP 23-03; IS 23-07 / APN 006-003-01 at 6720 Leslie Place, Lucerne / Kyle Benalcazar

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:

Major Use Permit (UP 23-03) to construct a new 150' tall monopine cell tower, including: twelve (12) antennas, 600-amp service, anchor tenant 200A, 120/240 V 1-Phase meter; 24" x 36" fiber vault; transformer on 50" x 52" conc pad, 50' x 50' lease area, enclosed by a 6' tall chain link fence; road construction.

Previous Studies:

XX This office has no record of any previous cultural resource field survey for the proposed project area conducted by a professional archaeologist or architectural historian (*see recommendation below*).

Archaeological and Native American Resources Recommendations:

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

XX We recommend that 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.

 The proposed project area has a low possibility of containing unrecorded archaeological site(s). Therefore, no further study for archaeological resources is recommended.

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

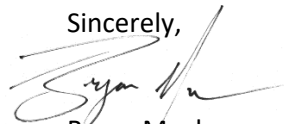
commencement of project activities, a qualified professional familiar with the architecture and history of Lake County conduct a formal CEQA evaluation.

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,

A handwritten signature in black ink, appearing to read "Bryan Much", with a stylized flourish at the end.

Bryan Much
Coordinator

Trish Turner

From: Lars Ewing
Sent: Thursday, August 24, 2023 11:10 AM
To: Eric Porter
Subject: RE: RFR - UP 23-03, 150' tall monopine cell tower, Lucerne

No comments from Public Services.

Lars Ewing
Lake County Public Services

From: Eric Porter <Eric.Porter@lakecountyca.gov>
Sent: Thursday, August 24, 2023 11:05 AM
To: Pheakdey Preciado <Pheakdey.Preciado@lakecountyca.gov>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; William Collins <William.Collins@lakecountyca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; ROBERTSON, JESSE GRAHAM@DOT <jesse.robertson@dot.ca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; John Everett <John.Everett@lakecountyca.gov>; Newell, Justin <J2NF@pge.com>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Northwest Information Center <nwic@sonoma.edu>; Lori Baca <Lori.Baca@lakecountyca.gov>; Tod Elliott <Tod.Elliott@lakecountyca.gov>; Vance Ricks <Vance.Ricks@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Roberta Lyons <roberta.lyons@att.net>; vbrandon95457@gmail.com; kelsey.vella@wildlife.ca.gov; christopher.brooks@dot.ca.gov; Mike Ciancio <chief800@northshorefpd.com>; Douglas Gearhart <doug@lcaqmd.net>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Kate Schmidt-Hopper <wiseacre1farm@gmail.com>
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Take care,
Eric Porter

Trish Turner

From: ROBERTSON, JESSE GRAHAM@DOT <jesse.robertson@dot.ca.gov>
Sent: Friday, September 1, 2023 4:24 PM
To: Eric Porter
Subject: [EXTERNAL] RE: RFR - UP 23-03, 150' tall monopine cell tower, Lucerne

Hi Eric,

Caltrans has reviewed the proposed monopine cell tower project and has no conditions of approval to request. We only refer structures over 200' tall to our Aeronautics Division in Sacramento and, because this project has access to County roads, no encroachment permit is needed. Feel free to contact me with questions or for further assistance with this referral.

Thanks for including Caltrans with this review.

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

From: Eric Porter <Eric.Porter@lakecountyca.gov>
Sent: Thursday, August 24, 2023 11:05 AM
To: Pheakdey Preciado <Pheakdey.Preciado@lakecountyca.gov>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; William Collins <William.Collins@lakecountyca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; ROBERTSON, JESSE GRAHAM@DOT <jesse.robertson@dot.ca.gov>; External, sdeleon <scott.deleon@lakecountyca.gov>; John Everett <John.Everett@lakecountyca.gov>; Newell, Justin <J2NF@pge.com>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Northwest Information Center <nwic@sonoma.edu>; Lori Baca <Lori.Baca@lakecountyca.gov>; Tod Elliott <Tod.Elliott@lakecountyca.gov>; Vance Ricks <Vance.Ricks@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Roberta Lyons <roberta.lyons@att.net>; vbrandon95457@gmail.com; Vella, Kelsey@Wildlife <Kelsey.Vella@wildlife.ca.gov>; Brooks, Christopher@DOT <Christopher.Brooks@dot.ca.gov>; Mike Ciancio <chief800@northshorefpd.com>; Douglas Gearhart <dougg@lcaqmd.net>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Kate Schmidt-Hopper <wiseacre1farm@gmail.com>
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EXTERNAL EMAIL. Links/attachments may not be safe.

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Take care,
Eric Porter

From: [Wood, Dylan@Wildlife](mailto:Wood,Dylan@Wildlife)
To: [Trish Turner](mailto:Trish.Turner@lakecountyca.gov); [Donaldson, Hailey@Wildlife](mailto:Donaldson,Hailey@Wildlife)
Subject: [EXTERNAL] RE: Oak Woodlands Conservation Fund
Date: Monday, November 25, 2024 11:55:44 AM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image011.png](#)

Hi Trish,

Do you have an established fee payment within the County code?

If not, you can reference one here in Sacramento County (link below). They have a \$325 fee per inch DBH.

<https://planning.saccounty.gov/Pages/MMRPCosts.aspx>

Best,

Dylan Wood

California Department of Fish and Wildlife
Senior Environmental Scientist (Supervisor)
(916) 358-2384



From: Trish Turner <Trish.Turner@lakecountyca.gov>
Sent: Monday, November 25, 2024 10:38 AM
To: Wood, Dylan@Wildlife <Dylan.Wood@wildlife.ca.gov>; Donaldson, Hailey@Wildlife <Hailey.Donaldson@Wildlife.ca.gov>
Subject: RE: Oak Woodlands Conservation Fund

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How does one come to the conclusion on an acceptable amount that should be donated?



Trish Turner

Assistant Planner II

Department of Community Development
255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221 x 38112

Fax: (707) 263-2225

Email: trish.turner@lakecountyca.gov

STAY CONNECTED:



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From: Wood, Dylan@Wildlife <Dylan.Wood@wildlife.ca.gov>
Sent: Monday, November 25, 2024 10:29 AM
To: Trish Turner <Trish.Turner@lakecountyca.gov>; Donaldson, Hailey@Wildlife <Hailey.Donaldson@Wildlife.ca.gov>
Subject: [EXTERNAL] RE: Oak Woodlands Conservation Fund

Good morning Trish,

Yes, that sounds like an appropriate mitigation. We'd also recommend the mitigation amount be proportional to the DBH of the trees proposed for removal (or equivalent canopy cover) to ensure the impacts are effectively mitigated.

Let us know if you have any further questions.

Best,

Dylan Wood

California Department of Fish and Wildlife
Senior Environmental Scientist (Supervisor)
(916) 358-2384



From: Trish Turner <Trish.Turner@lakecountyca.gov>
Sent: Thursday, November 21, 2024 2:02 PM
To: Donaldson, Hailey@Wildlife <Hailey.Donaldson@Wildlife.ca.gov>; Wood, Dylan@Wildlife <Dylan.Wood@wildlife.ca.gov>
Subject: Oak Woodlands Conservation Fund
Importance: High

You don't often get email from trish.turner@lakecountyca.gov. [Learn why this is important](#)

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Good Afternoon,

I have a cell tower project that is proposing the removal of 38 trees. They did provide a tree study; however, they are not proposing any mitigation for tree replacement, due to no having the water infrastructure for care and maintenance. What would the correct amount for the mitigation of contributing to the Oak Woodlands Conservation Fund? I will attach the tree study and bio assessment. I appreciate any feedback you can provide. Let me know if you need any more information.

All the best,



Trish Turner

Assistant Planner II

Department of Community Development

255 N. Forbes St.

Lakeport, CA 95453

Phone: (707) 263-2221 x 38112

Fax: (707) 263-2225

Email: trish.turner@lakecountyca.gov

STAY CONNECTED:



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Secure Message Info

Message ID	neUESBdtoMAv97ad2FbbNh
Message Expires	Thursday, 28 November
Message URL	https://filetransfer.co.lake.ca.us/message/neUESBdtoMAv97ad2FbbNh
Permission	If you forward this email with the secure random download link, whomever you forward

this to can download the files attached to this message.

Files attached to this message

Filename	Size
Tree Report.pdf	23.2 MB
Bio Report.pdf	5.09 MB

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If you need assistance accessing or using this Secure Message System, please contact support at fileTransferService@co.lake.ca.us.



August 28, 2023

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

Ref: Gas and Electric Transmission and Distribution

Dear Eric Porter,

Thank you for submitting the UP 23-03 plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

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

Below is additional information for your review:

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

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

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

Sincerely,

Plan Review Team
Land Management



Attachment 1 – Gas Facilities

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

1. Standby Inspection: A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. Access: At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. Wheel Loads: To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

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

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

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

4. Grading: PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 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 24 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 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.



Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. **Buildings and Other Structures:** No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. **Grading:** Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. **Fences:** Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. **Landscaping:** Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. **Reservoirs, Sumps, Drainage Basins, and Ponds:** Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. **Automobile Parking:** Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. **Storage of Flammable, Explosive or Corrosive Materials:** There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

From: [Lori Baca](#)
To: [Eric Porter](#)
Subject: RE: RFR - UP 23-03, 150" tall monopine cell tower, Lucerne
Date: Thursday, August 24, 2023 11:25:42 AM
Attachments: [image001.jpg](#)

Eric,

This parcel is outside of any Special Districts service area, no impact.

Have a great day!! (psst its almost Friday!!!)

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



From: Eric Porter
Sent: Thursday, August 24, 2023 11:05 AM
To: Pheakdey Preciado <Pheakdey.Preciado@lakecountyca.gov>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; William Collins <William.Collins@lakecountyca.gov>; Wink, Mike@CALFIRE <Mike.Wink@fire.ca.gov>; ROBERTSON, JESSE GRAHAM@DOT <jesse.robertson@dot.ca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; John Everett <John.Everett@lakecountyca.gov>; Newell, Justin <J2NF@pge.com>; Lars Ewing <Lars.Ewing@lakecountyca.gov>; Northwest Information Center <nwic@sonoma.edu>; Lori Baca <Lori.Baca@lakecountyca.gov>; Tod Elliott <Tod.Elliott@lakecountyca.gov>; Vance Ricks <Vance.Ricks@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Roberta Lyons <roberta.lyons@att.net>; vbrandon95457@gmail.com; kelsey.vella@wildlife.ca.gov; christopher.brooks@dot.ca.gov; Mike Ciano <chief800@northshorefpd.com>; Douglas Gearhart <doug@lcaqmd.net>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Kate Schmidt-Hopper <wiseacre1farm@gmail.com>
Subject: RFR - UP 23-03, 150' tall monopine cell tower, Lucerne

Hi all,

Lake County has received an application for a major use permit for a new 150' tall 'monopine' cell tower that would be located in Lucerne off of Leslie Place.

Please have any comments that you may have back to me within two weeks if possible. This project would require the removal of a number of trees; the applicant has submitted a Tree Removal and

Preservation Plan and a Biological Survey.

Take care,
Eric Porter