

From: [Vance Ricks](#)
To: [Max Stockton](#)
Cc: [Cara Salmon](#)
Subject: RE: Request for Review UP-25-394
Date: Thursday, October 23, 2025 8:08:10 AM
Attachments: [image001.png](#)

Attachment 7

My only observation is that the Lease Area is not recorded, which will be between the Cell Tower owner and the Land Owners

Vance

From: Max Stockton <Max.Stockton@lakecountyca.gov>
Sent: Wednesday, October 22, 2025 4:35 PM
To: Max Stockton <Max.Stockton@lakecountyca.gov>
Subject: Request for Review UP-25-394

Hello,

Please find the attached RFR for Major Use Permit PL-25-394.

Please respond no later than November 4, 2025, even if there is no comment.

Thank you,



Max Stockton
Associate Planner
Department of Community Development
255 N. Forbes St.
Lakeport, CA 95453
Phone: (707) 263-2221 x 38120
Fax: (707) 263-2225
Email: max.stockton@lakecountyca.gov

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October 28, 2025

Max Stockton
County of Lake
Community Development Department
Planning Division

Re: Major Use Permit, PL-25-394
5017 Terrace Avenue, Lakeport, CA 95453; APN 029-031-18

Dear Max,

Thank you for providing PG&E the opportunity to review your proposed plans for PL-25-394 dated October 30, 2023 and received on October 22, 2025. Our review indicates the proposed work and/or improvements do not appear to directly interfere with any of PG&E's existing facilities or land rights.

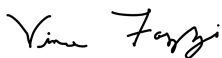
Please note, this is our preliminary review and PG&E may provide additional comments in the future as the project progresses or if additional information is provided. If there are subsequent modifications made to the design, we ask that the plans be resubmitted for review to the email address listed below.

If PG&E gas and/or electric service are needed, please submit an application through PG&E's Your Project Portal: [Sign In \(yourprojects-pge.com\)](https://yourprojects-pge.com).

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (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 this response, please contact me at (916) 217-1057 or Vincent.Fazzi@pge.com.

Sincerely,



Vince Fazzi
Land Management

Max Stockton

From: Bryant, Claire@Wildlife <Claire.Bryant@Wildlife.ca.gov>
Sent: Thursday, November 6, 2025 2:08 PM
To: Max Stockton
Cc: Stanfield, Melissa@Wildlife; Wildlife R2 CEQA; Kilgour, Morgan@Wildlife; Sheya, Tanya@Wildlife
Subject: [EXTERNAL] CDFW Comments on the Request for Review for UP-25-394

Dear Max Stockton:

The California Department of Fish and Wildlife (CDFW) received and reviewed the request for review from Lake County Community Development Department for the Major Use Permit PL-25-394(Project) pursuant the California Environmental Quality Act (CEQA) statute and guidelines.¹ [^](#)

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish, wildlife, native plants, and their habitat. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may need to exercise its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (Fish & G. Code, § 1802.) Similarly for purposes of CEQA, CDFW provides, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW may also act as a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY [^](#)

The Project site is located at 5017 Terrace Ave, Lakeport, CA 95453; Assessor Parcel Number [APN] 029-031-18.

The Project consists of construction of a new cellular tower with fence and gate, in a 40-foot by 40-foot area in the northwestern corner of the parcel. The activity will also include gravelling and widening an existing path for vehicle and equipment access. Trees will be trimmed but no trees will be removed as part of this project.

COMMENTS AND RECOMMENDATIONS[^]_^

CDFW offers the comments and recommendations below to assist Lake County Community Development Department in adequately identifying and, where appropriate, mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources

CDFW is primarily concerned with the project impacts to Konocti manzanita (*Arctostaphylos manzanita* ssp. *elegans*)

Comment 1: Konocti manzanita

Issue: The California Natural Diversity Database shows a record of Konocti manzanita occurring within the parcel associated with this project. Konocti manzanita is ranked by the California Native Plant Society as 1.B.3 because it is rare throughout its range and has declined significantly over the last century. The blooming period for this species is March through May. The botanical surveys provided took place in May and July, one occurring outside the blooming period of this species.

Recommendation: CDFW recommends two botanical surveys be done during the blooming period of Konocti manzanita to verify the finding of no significant impact to rare plants. Surveys should be conducted in compliance with *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities*, CDFW 2018. As stated by the CDFW 2018 Protocols, a thorough protocol level survey conducted by a qualified individual will include review of a reference site and multiple field visits throughout the growing season when plants will be both evident and identifiable.

If Konocti manzanita is detected onsite, the lead agency should propose appropriate and enforceable mitigation measures to reduce project impacts to this species to a less-than-significant level. Full avoidance of the plant(s) is preferred.

Comment 2: Streambed Alteration Notification

Issue: In the Special Status Plant Survey 8.4.2025, site photographs 11 and 12 show a seasonal waterway on the property adjacent to the proposed road site; however, the project documents do not identify whether this stream will be avoided or impacted by project activities.

Recommendation: The project document should clearly identify whether this stream will be avoided or impacted. If project activities will impact the bed, bank, or channel of this stream, or deposit materials where it may pass into the stream the project proponent is required to notify CDFW under Fish and Game Code 1602. Further information on CDFW's Streambed Alteration Program and our online permitting portal can be found at <https://wildlife.ca.gov/Conservation/Environmental-Review/LSA>.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special-status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). The CNDDDB field survey form can be found at the following link: <https://www.wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The completed form can be submitted online or mailed electronically to CNDDDB at the following email address: CNDDDB@wildlife.ca.gov.

FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

Pursuant to Public Resources Code § 21092 and § 21092.2, CDFW requests written notification of proposed actions and pending decisions regarding the proposed project. Written notifications shall be directed to: California Department of Fish and Wildlife North Central Region, 1701 Nimbus Road, Rancho Cordova, CA 95670 or emailed to R2CEQA@wildlife.ca.gov.

CDFW appreciates the opportunity to comment on this request for review for the Major Use Permit PL-25-394 to assist Lake County Community Development Department in identifying and mitigating Project impacts on biological resources. CDFW personnel are available for consultation regarding biological resources and strategies to minimize and/or mitigate impacts. Questions regarding this letter or further coordination should be directed to Claire Bryant, Environmental Scientist, at 530-333-7748 or claire.bryant@wildlife.ca.gov.

Sincerely,

Claire Bryant

Environmental Scientist

CDFW Region 2

(530) 333-7748