

Mark Roberts

From: Lori Baca <Lori.Baca@lakecountyca.gov>
Sent: Tuesday, May 17, 2022 3:46 PM
To: Mark Roberts
Subject: RE: RFR (request for review) for CUP 2022-11

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mark,

The property located at 14139 Konocti Street in Clearlake is an actively billed sewer account within the Lake County Sanitation District. The proposed new construction (or rebuild) will not require additional Sewer Capacity Expansion Fees, however, an additional lateral may need to be stubbed in (responsibility of the Developer) to service the additional building. The Developer should contact our office directly for more information regarding the additional lateral.

Once the construction is complete a Facility Check by our staff will help determine the bi-monthly billing rates.

Happy Tuesday!

Lori A. Baca

Customer Service Supervisor

Lori.Baca@lakecountyca.gov

Office Number (707) 263-0119

Fax (707) 263-3836



From: Mark Roberts [mailto:mroberts@clearlake.ca.us]
Sent: Wednesday, May 11, 2022 12:06 PM
Subject: [SUSPICIOUS MESSAGE] RFR (request for review) for CUP 2022-11
Importance: High

This Message contains suspicious characteristics and has originated outside your organization. This message appears to be from an individual who works for the County, but does not come from a County address.

Good Morning,

You are receiving this email to have the opportunity to review and provide comments on the proposed development below. The applicant is requesting approval of a Conditional Use Permit (Per 18-19.020 of the Municipal Code) to allow the development and operation of a large residential care facility. The facility would operate 24 hours day, 7 days a week. There would be approximately three shifts, which would entail up to 2-3 employees per shift. **Please note: in approximately**

2017/2018, the operation was devastated by a structural fire. All development will occur within the previously disturbed/development area. The development consists of the following. **Please refer to the enclosed application packet with plans for full scope of work.**

- **Building 1 (Care Facility): +/- 4, 331 SQFT in total**
 - Six rooms (2 patient to a room) – Each room is +/- 182.5 SQFT
 - Laundry Room: 149 SQFT in size
 - Staff room: 149 SQFT in size
 - 4 full baths: 101 SQFT Each
 - 1 – ½ bath: 68 SQFT in size
 - Pantry: 114 SQFT in size
 - Kitchen: 272 SQFT in size
 - Living room: 775 SQFT in size
 - Office: 326 SQFT in size
 - Medication Room: 55 SQFT in size
 - Store: 68 SQFT in size
 - Visitation/Conference Room: 100 SQFT in size
- **Building 2 (Onsite Employees): 1,176 SQFT**
 - Covered Entry: 158 SQFT in size
 - Supervisor suite/room with walk in closet
 - : 244 SQFT in size
 - 107 SQFT in size walk in closet
 - Full bath 148 SQFT in size
 - Staff Bedroom # 1: 137 SQFT in size
 - Staff Bedroom # 2: 140 SQFT in size
 - Staff Break Room: 109 SQFT in size

If you need additional information and/or have questions, please let me know.

Sincerely,

Mark



Mark Roberts | Senior Planner
City of Clearlake

14050 Olympic Drive | Clearlake, CA 95422
707-994-8201

Mark Roberts

From: PGE Plan Review <PGEPlanReview@pge.com>
Sent: Tuesday, May 17, 2022 11:06 AM
To: Mark Roberts
Subject: RE: RFR (request for review) for CUP 2022-11
Attachments: Initial_Response_Letter_5-17-2022.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mark,

Thank you for submitting the CUP 2022-11 plans. The PG&E Plan Review Team is currently reviewing the information provided. Should this project have the potential to interfere with PG&E's facilities, we intend to respond to you with project specific comments on or prior to the provided deadline. Attached is some general information when working near PG&E facilities that must be adhered to when working near PG&E's facilities and land rights.

This email and attachment does not constitute PG&E's consent to use any portion of PG&E's land rights for any purpose not previously conveyed. If there are subsequent modifications made to your design, we ask that you resubmit the plans to the email address listed below.

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

Thank you,



Pacific Gas and Electric Company
Plan Review Team
Email: pgeplanreview@pge.com

From: Mark Roberts <mroberts@clearlake.ca.us>
Sent: Wednesday, May 11, 2022 12:06 PM
Subject: RFR (request for review) for CUP 2022-11
Importance: High

*******CAUTION: This email was sent from an EXTERNAL source. Think before clicking links or opening attachments.*******

Good Morning,

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three shifts, which would entail up to 2-3 employees per shift. **Please note: in approximately 2017/2018, the operation was devastated by a structural fire. All development will occur within the previously disturbed/development area.** The development consists of the following. **Please refer to the enclosed application packet with plans for full scope of work.**

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If you need additional information and/or have questions, please let me know.

Sincerely,

Mark



Mark Roberts | Senior Planner
City of Clearlake

14050 Olympic Drive | Clearlake, CA 95422
707-994-8201



May 17, 2022

Mark Roberts
City of Clear Lake
14050 Olympic Drive
Clearlake, CA 95422

Ref: Gas and Electric Transmission and Distribution

Dear Mark,

Thank you for submitting CUP 2022-11 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 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

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

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

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

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



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an "Impressed Current" cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.
12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.
13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.



Attachment 2 – Electric Facilities

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

1. **Buildings and Other Structures:** No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. **Grading:** Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. **Fences:** Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. **Landscaping:** Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 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.

Mark Roberts

From: Ahart, Keith <KAhart@gswater.com>
Sent: Wednesday, May 11, 2022 2:44 PM
To: Mark Roberts
Subject: RE: RFR (request for review) for CUP 2022-11

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mark,

I am hopeful that we can get the Fire Sprinkler requirements sooner rather than later as the process if improvements are required can take a fair amount of time to work through.

Thank you for the opportunity to comment.

Keith Ahart

Operations Superintendent
Golden State Water Company
Clearlake CSA
(707) 994-0930
kahart@gswater.com

From: Mark Roberts <mroberts@clearlake.ca.us>
Sent: Wednesday, May 11, 2022 1:59 PM
To: Ahart, Keith <KAhart@gswater.com>
Subject: RE: RFR (request for review) for CUP 2022-11

Hi Keith,

Thank you for your comments. Fire Sprinklers will be required as they have to adhere to the 2019 CA building codes.. However, they are not required to submit those plans as they are not applying for their building permit until the use permit has been processed.

Mark

From: Ahart, Keith <KAhart@gswater.com>
Sent: Wednesday, May 11, 2022 1:53 PM
To: Mark Roberts <mroberts@clearlake.ca.us>
Subject: RE: RFR (request for review) for CUP 2022-11

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Good Afternoon,

The water main on Konocti St is 2" steel. I have concerns related to the ability of the existing water infrastructure to provide adequate flow for a fire sprinkler system for a building that size. Assuming fire sprinklers are required. I did not see any mention of fire sprinklers on the enclosed documents. We will need to know the combined (Building 1 & Building 2) fire flow requirements if they are required. We have an application process that will need to be followed as we get further along in the process. That process will identify what, if any, improvements are required to adequately serve the new facilities.

Thank you,

Keith Ahart

Operations Superintendent
Golden State Water Company
Clearlake CSA
(707) 994-0930
kahart@gswater.com

From: Mark Roberts <mroberts@clearlake.ca.us>
Sent: Wednesday, May 11, 2022 12:06 PM
Subject: RFR (request for review) for CUP 2022-11
Importance: High

EXTERNAL EMAIL

Good Morning,

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City of Clearlake

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