



State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
Central Region  
1234 East Shaw Avenue  
Fresno, California 93710  
(559) 243-4005  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

*GAVIN NEWSOM, Governor*  
*CHARLTON H. BONHAM, Director*



September 16, 2022

A. Ben Ewell, Jr., President  
The Clarksfield Company, Inc.  
735 West Alluvial Avenue  
Fresno, California 93711  
[ben@ewellgroup.com](mailto:ben@ewellgroup.com)

Farid Assemi, Manager  
104 Investments LLC  
1396 West Herndon Avenue, Suite 110  
Fresno, California 93711  
[farid@assemigroup.com](mailto:farid@assemigroup.com)

**Subject: Incidental Take Permit Amendment No. 1 for the Clarksfield Development Project within Millerton New Town (2081-2014-077-04)**

Dear A. Ben Ewell Jr. and Farid Assemi:

Enclosed you will find an electronic copy of Amendment No. 1 to the incidental take permit for the above referenced Project, which has been digitally signed by the California Department of Fish and Wildlife (CDFW). Please read the amendment carefully, sign the acknowledgement, and return the original **no later than 30 days from CDFW signature**, and prior to initiation of ground-disturbing activities. You may return a hard copy of the amendment via mail to:

California Department of Fish and Wildlife  
Habitat Conservation Planning Branch, CESA Permitting  
Post Office Box 944209  
Sacramento, California 94244-2090

Alternatively, you may return an electronic copy of the permit with digital signature to [CESA@wildlife.ca.gov](mailto:CESA@wildlife.ca.gov). Digital signatures shall comply with Government Code section 16.5. Digital signatures facilitated by CDFW will be automatically returned.

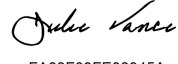
You are advised to keep the amendment in a secure location and distribute copies to appropriate project staff responsible for ensuring compliance with the conditions of approval of the permit. Note that you are required to comply with certain conditions of approval prior to initiation of ground-disturbing activities. Additionally, a copy of the permit and amendment must be maintained at the project work site and made available for inspection by CDFW staff when requested.

*Conserving California's Wildlife Since 1870*

A. Ben Ewell, Jr., The Clarksfield Company, Inc.  
Farid Assemi, 104 Investments LLC  
September 16, 2022  
Page 2 of 2

The amendment will not take effect until the signed acknowledgement is received by the Department. If you wish to discuss these instructions or have questions regarding the permit, please contact Renée Robison, Senior Environmental Scientist (Specialist), at [renee.robison@wildlife.ca.gov](mailto:renee.robison@wildlife.ca.gov).

Sincerely,

DocuSigned by:  
  
FA83F09FE08945A...

Julie A. Vance  
Regional Manager

Enclosure

**CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE**

CENTRAL REGION

1234 EAST SHAW AVENUE

FRESNO, CALIFORNIA, 93710



**AMENDMENT NO. 1**

(A Minor Amendment)

California Endangered Species Act

Incidental Take Permit No. 2081-2014-077-04

The Clarksfield Company, Inc.

Clarksfield Development Project within Millerton New Town in Fresno County

**INTRODUCTION**

On December 18, 2015, the California Department of Fish and Wildlife (CDFW) issued Incidental Take Permit No. 2081-2014-077-04 (ITP) to The Clarksfield Company, Inc. (Permittee), authorizing take of California tiger salamander (*Ambystoma californiense*) (the Covered Species) associated with and incidental to the Clarksfield Development Project within Millerton New Town in Fresno County, California (Project). The Project, as described in the ITP as originally issued by CDFW, includes a 369.5-acre Project Site, a portion of which includes the phased development of a 249.9-acre planned community consisting of 181.6 acres of residential and commercial development with connecting roadways and utility/stormwater infrastructure; a seven-acre cemetery; and 61.3 acres of landscaped and treated wastewater application areas including a stock pond. The remaining 119.6 acres of the Project Site, comprised of a 44.3-acre corridor along White Fox Creek and 75.3 acres of non-native grassland including a stockpond, will be set aside as dedicated open space and protected under conservation easement. Phasing of the Project, as described in the ITP originally issued by CDFW, was to take place over 20 years with construction of individual phases occurring either sequentially or concurrently as individual tentative tract and parcel maps were approved by Fresno County. To mitigate for Project impacts, the Permittee had intended to permanently protect and fund management for the entirety of a 531-acre portion of Point Millerton Ranch, currently owned by the Permittee and whose appropriateness for mitigation for the Project has been conceptually approved by CDFW. Permanent protection and funding for perpetual management of all 531 acres was to be completed prior to the start of Covered Activities within each development phase or within 18 months of the effective date of the ITP if Performance Security deposit, were provided. In issuing the ITP, CDFW found, among other things, that the Permittee's compliance with the Conditions of Approval of the ITP would fully mitigate Project impacts of the taking on the Covered Species and that issuance of the ITP would not jeopardize the continued existence of the Covered Species.

In a letter dated March 5, 2020, the Permittee requested that the ITP be amended to add JPA Investors, LLC as a co-permittee to the ITP. Following this initial amendment request, via subsequent electronic mail correspondence on December 24, 2020, the Permittee communicated that JPA Investors, LLC would no longer serve as co-permittee and requested that the ITP instead be amended to include: 1) greater

detail about development phases and associated impacts; and 2) allow for phasing of Habitat Management Lands and Performance Security requirements, reflective of and consistent with the updated development phasing. In a series of subsequent electronic mail correspondence, between May 13, 2021, and June 22, 2021, the Permittee requested various changes be made to development phases and associated impacts. On July 5, 2021, the Permittee, via electronic mail, requested that work on the amendment be paused pending the sale of a portion of the Project area to 104 Investments LLC. On July 16, 2021, a meeting was held among the Permittee and CDFW staff to discuss options for amending the ITP to reflect the sale. In subsequent electronic mail correspondence on September 2, 2021, the Permittee updated the amendment request to include the addition of 104 Investments LLC as a jointly liable co-permittee. In addition, the Permittee requested new changes to development phases and associated impacts, Habitat Management Lands, and Performance Security. Subsequent email correspondence on June 3, 2022, requested that the amendment's scope be narrowed to add 104 Investments LLC as a jointly liable co-permittee, omitting previously requested changes to development phases and associated impacts, Habitat Management Lands, and Performance Security.

This Minor Amendment No. 1 (Amendment) makes the following changes to the existing ITP:

1. Adds 104 Investments LLC as a Permittee.
2. Specifies 104 Investments LLC's Principal Officer, Contact Person, and Mailing Address.
3. Edits Condition of Approval 5 to include joint and several Liability.

## AMENDMENT

The ITP is amended as follows (amended language in ***bold italics***; deleted language in ~~strike through~~):

1. Adds 104 Investments LLC as a Permittee:

Permittee:	The Clarksfield Company, Inc.
Principal Officer:	A. Ben Ewell, Jr., President
Contact Person:	Austin B. Ewell III
Mailing Address:	735 West Alluvial Avenue Fresno, California 93711 (559) 437-1990

Minor Amendment No. 1  
Incidental Take Permit 2081-2014-077-04  
THE CLARKSFIELD COMPANY, INC.  
Clarksfield Development Project within Millerton New Town

**Permittee:** *104 Investments LLC, a California limited liability company*

**Principal Officer:** *Farid Assemi, Manager*

**Contact Person:** *John Bezmalinovic, Attorney*

**Mailing Address:** *1396 W. Herndon Avenue, Suite 110  
Fresno, California 93711  
(559) 440-8328*

2. Throughout the ITP, the term “Permittee” shall be replaced with “Permittees”; “Permittee’s” shall be replaced with “Permittees”; “the Permittee is” shall be replaced with “the Permittees are”; and “Permittee does” shall be replaced with “Permittees do.”
3. ~~ITP Time Frame Compliance~~ ***Terms and Conditions***: Permittees shall fully implement and adhere to the conditions of this ITP within the time frames set forth below and as set forth in the Mitigation Monitoring and Reporting Program (MMRP), which is included as Attachment 1 to this ITP. ***All terms and conditions of this ITP, including those set forth in the attached MMRP, shall be binding upon each of the two (2) Permittees. Notwithstanding California Civil Code section 1431 or any other provision of law, each Permittee is jointly and severally liable for providing and maintaining security in accordance with this ITP and for performance of all other terms, conditions, and obligations of this ITP, including but not limited to those set forth in the attached MMRP. Any failure by one or more Permittees to comply with any term, condition, or obligation set forth in this ITP shall be deemed a failure to comply by both of the two Permittees.***

The corresponding measures in the Mitigation Monitoring and Reporting Program (MMRP) (Attachment 1 of the ITP, as amended) shall be amended to read the same as above.

All terms and conditions of the ITP and MMRP that are not expressly amended herein remain in effect and must be implemented and adhered to by the Permittees.

## **FINDINGS**

*Issuance of this Amendment will not increase the amount of take of the Covered Species compared to the Project as originally approved, nor will this Amendment increase other Project impacts on the Covered Species (i.e., “impacts of taking” as used in Fish and Game Code Section 2081, subd. (b)(2)).*

Minor Amendment No. 1  
Incidental Take Permit 2081-2014-077-04  
THE CLARKSFIELD COMPANY, INC.  
Clarksfield Development Project within Millerton New Town

Discussion: This Amendment makes two specific changes to the ITP as originally issued on January 25, 2016. It adds an additional Permittee and adds joint and several Liability for both Permittees.

CDFW has determined that adding a Permittee and joint and several liability will not increase the amount of take or the severity of other impacts of the taking on the Covered Species. Given the circumstances of this Project, CDFW believes that the changes to the Project or Conditions of the ITP described in this Amendment, will not increase impacts to the Covered Species.

*Issuance of this Amendment does not affect CDFW's previous determination that issuance of the ITP meets and is otherwise consistent with the permitting criteria set forth in Fish and Game Code section 2081, subdivisions (b) and (c).*

Discussion: CDFW determined in December 2015 that the Project, as approved, met the standards for issuance of an ITP under CESA. This determination included findings that, among other things, the impacts of the taking would be minimized and fully mitigated and that the Project would not jeopardize the continued existence of the Covered Species. Those findings are unchanged with respect to this Amendment because the Project and ITP as amended: (1) will have no effect on the amount or severity of Project impacts on the Covered Species, as discussed above, and (2) does not substantively alter the measures that will be undertaken to minimize and mitigate previously authorized impacts on the Covered Species. Permittees' continued adherence to and implementation of the avoidance and minimization measures set forth in the ITP's Conditions of Approval and MMRP will minimize and fully mitigate impacts of the taking on the Covered Species.

*None of the factors that would trigger the need for subsequent or supplemental environmental analysis of the Project under Public Resources Code section 21166 or California Code of Regulations, title 14, sections 15162 and 15163, exist as a result of this Amendment.*

Discussion: CDFW issued the ITP in December 2015 as a responsible agency under the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.) After, among other things, considering the Millerton New Town Specific Plan Environmental Impact Report, as it was amended in 1999 and 2004, certified by Fresno County as the lead agency for the Project. As explained in the findings below, CDFW finds for purposes of CESA that this Amendment is a minor change to the original ITP. CDFW finds for the same reasons under CEQA that approval of the Amendment will not result in and does not have the potential to create any new significant or substantially more severe environmental effects than previously analyzed and disclosed by Fresno County during its lead agency review of the Project, particularly with respect to the impacts authorized by CDFW pursuant to the ITP as amended. As a result, CDFW finds

that no additional subsequent or supplemental environmental review is required by CEQA as part of CDFW's approval of this Amendment.

*CDFW finds that this Amendment is a Minor Amendment, as defined in California Code of Regulations, title 14, section 783.6, subdivision (c)(4).*

Discussion: This Amendment adds an additional Permittee and joint and several liability for the Permittees. These changes to the ITP will not: (1) increase the level of take or other Project impacts on Covered Species previously analyzed and authorized by the ITP, (2) affect Permittees' substantive mitigation obligations under the ITP, (3) require further environmental review under CEQA, or (4) increase temporal impacts on the Covered Species. Therefore, this Amendment will not significantly modify the scope or nature of the permitted Project or activity, or the minimization, mitigation, or monitoring measures in the ITP. CDFW has determined that the changes to the ITP constitute a Minor Amendment as defined in California Code of Regulations, title 14, section 783.6, subdivision (c)(4).

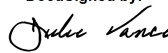
The authorization provided by this Amendment is not valid until Permittees sign and date the acknowledgement below, and returns one of the duplicate originals of this Amendment by registered first class mail to CDFW at:

California Department of Fish and Wildlife  
Habitat Conservation Planning Branch  
Attention: CESA Permitting Program  
Post Office Box 944209  
Sacramento, California 94244-2090

Alternatively, the Permittees shall email the digitally signed ITP to CESA@wildlife.ca.gov. Digital signatures shall comply with Government Code section 16.5. Digital signatures facilitated by CDFW will be automatically returned.

**APPROVED BY THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE**

on 9/16/2022

DocuSigned by:  
  
FA83F09FE08945A...


Julie A. Vance  
Regional Manager  
Central Region

Minor Amendment No. 1  
Incidental Take Permit 2081-2014-077-04  
THE CLARKSFIELD COMPANY, INC.  
Clarksfield Development Project within Millerton New Town

**ACKNOWLEDGMENT**

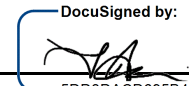
The undersigned: (1) warrants they are acting as a duly authorized representative of the Permittees, (2) acknowledges receipt of the original ITP and this Amendment, and (3) agrees on behalf of the Permittees to comply with all terms and conditions of the ITP as amended.

**The Clarksfield Company, Inc.**

By:  DocuSigned by:  
1155F3E013A0493... Date: 9/16/2022

Printed Name: a. ben ewell jr. Title: President

**104 Investments LLC, a California limited liability company**

By:  DocuSigned by:  
5DD3DACD695B430... Date: 9/19/2022

Printed Name: Farid Assemi Title: Partner



**Certificate Of Completion**

Envelope Id: FA6E4FE0A0D84F3583B5EDDAD4D2A382	Status: Completed
Subject: Please DocuSign: Amendment No. 1 for the Clarksfield Dev within MNT ITP (2081-2014-077-04)	
Use Case ID:	
Source Envelope:	
Document Pages: 8	Signatures: 2
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Janice Yoshioka
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	1700 9th Street
	12th Floor
	Sacramento, CA 95811
	Janice.Yoshioka@wildlife.ca.gov
	IP Address: 134.186.51.126

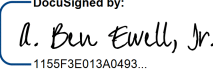
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**Signer Events**

A. Ben Ewell, Jr.  
 ben@ewellgroup.com  
 President  
 Security Level: Email, Account Authentication (None)

**Signature**

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 ID: 05ae2740-9019-4564-84c1-c6667366c823

Farid Assemi  
 farid@assemigroup.com  
 Partner  
 Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
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Carbon Copy Events	Status	Timestamp
<p>Craig Bailey  craig.bailey@wildlife.ca.gov  Sr. Environmental Scientist  California Department of Fish and Wildlife  Security Level: Email, Account Authentication (None)</p> <p><b>Electronic Record and Signature Disclosure:</b>  Not Offered via DocuSign</p>	<div style="border: 2px solid blue; padding: 5px; display: inline-block; font-weight: bold; color: blue; font-size: 1.2em;">COPIED</div>	Sent: 9/16/2022 3:52:28 PM
<p>John Bezmalinovic  JBezmalinovic@assemigroup.com  Security Level: Email, Account Authentication (None)</p> <p><b>Electronic Record and Signature Disclosure:</b>  Not Offered via DocuSign</p>	<div style="border: 2px solid blue; padding: 5px; display: inline-block; font-weight: bold; color: blue; font-size: 1.2em;">COPIED</div>	Sent: 9/16/2022 3:52:27 PM Viewed: 9/19/2022 9:23:56 AM
<p>Renee Robison  renee.robison@wildlife.ca.gov  California Department of Fish and Wildlife  Security Level: Email, Account Authentication (None)</p> <p><b>Electronic Record and Signature Disclosure:</b>  Not Offered via DocuSign</p>	<div style="border: 2px solid blue; padding: 5px; display: inline-block; font-weight: bold; color: blue; font-size: 1.2em;">COPIED</div>	Sent: 9/16/2022 3:52:28 PM
<p>Annee Ferranti  annee.ferranti@wildlife.ca.gov  EPM I  California Department of Fish and Wildlife  Security Level: Email, Account Authentication (None)</p> <p><b>Electronic Record and Signature Disclosure:</b>  Not Offered via DocuSign</p>	<div style="border: 2px solid blue; padding: 5px; display: inline-block; font-weight: bold; color: blue; font-size: 1.2em;">COPIED</div>	Sent: 9/19/2022 3:53:04 PM
<p>HCPB CESA  CESA@wildlife.ca.gov  Security Level: Email, Account Authentication (None)</p> <p><b>Electronic Record and Signature Disclosure:</b>  Not Offered via DocuSign</p>	<div style="border: 2px solid blue; padding: 5px; display: inline-block; font-weight: bold; color: blue; font-size: 1.2em;">COPIED</div>	Sent: 9/19/2022 3:53:04 PM Viewed: 9/21/2022 2:08:46 PM

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Notary Events	Signature	Timestamp
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Signing Complete	Security Checked	9/19/2022 3:53:02 PM
Completed	Security Checked	9/19/2022 3:53:04 PM

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Electronic Record and Signature Disclosure
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## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

From time to time, California Department of Fish and Wildlife (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

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At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

### **How to contact California Department of Fish and Wildlife:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [privacy@wildlife.ca.gov](mailto:privacy@wildlife.ca.gov)

### **To advise California Department of Fish and Wildlife of your new email address**

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at [privacy@wildlife.ca.gov](mailto:privacy@wildlife.ca.gov) and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

### **To request paper copies from California Department of Fish and Wildlife**

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to [privacy@wildlife.ca.gov](mailto:privacy@wildlife.ca.gov) and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

### **To withdraw your consent with California Department of Fish and Wildlife**

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to [privacy@wildlife.ca.gov](mailto:privacy@wildlife.ca.gov) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

### **Required hardware and software**

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

### **Acknowledging your access and consent to receive and sign documents electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify California Department of Fish and Wildlife as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by California Department of Fish and Wildlife during the course of your relationship with California Department of Fish and Wildlife.