COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Telephone 707/263-2221 FAX 707/263-2225

Dated: **November 18, 2020**

CALIFORNIA ENVIRONMENTAL QUALITY ACT
ENVIRONMENTAL CHECKLIST FORM
INITIAL STUDY IS 20-21

1. Project Title:	Incline Power Cell Tower
2. Permit Number:	Use Permit, UP 20-18 Initial Study, IS 20-21
3. Lead Agency Name and Address:	County of Lake Community Development Department Courthouse – 255 North Forbes Street Lakeport CA 95453
4. Contact Person:	Eric Porter, Associate Planner (707) 263-2221
5. Project Location(s):	16355 E. Highway 20, Clearlake Oaks APN: 010-055-31
6. Project Sponsor's Name/Address:	Incline Power, attn: Michael Flynn PO Box 3740 Incline Village, NV 89450
7. General Plan Designation:	Rural Lands
8. Zoning:	Split zoned - **"**RL-SC" and "RR"; Rural Lands – Scenic Combining and Rural Residential. The proposed tower will be located on RL lands.
9. Supervisor District:	District Two (2)
10. Flood Zone:	None
11. Slope:	Mostly gentle slope (under 20%)
12. Fire Hazard Severity Zone:	SRA (entire site); High to Very High
13. Earthquake Fault Zone:	None
14. Dam Failure Inundation Area:	Not located within Dam Failure Inundation Area
15. Parcel Size:	26.55 Acres

16. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary).

The applicant is requesting approval of a Major Use Permit UP 20-18 to construct an unmanned lattice cellular communication tower to include the following (see full Project Description in Attachment A):

One (1) one hundred fifty (150) foot communications lattice tower with one wireless carrier's antenna array including up to twelve (12) panel antennas and eighteen (18) RRUs (remote radio unit), one six (6) foot microwave dish and associated cabling.

A 6,400 square foot fenced area will be developed with up to four (4) concrete equipment pads, with service lights that are only used during routine maintenance or emergency situations. The site will have a single standby diesel generator with an associated diesel fuel tank located within the fenced compound.

Other ancillary facilities include:

- One 80’ by 80’ fenced enclosure contained within a 6’ tall chain link fence.
- One double 20’ wide gate for vehicular access into the enclosure.
- Four 15’ x 20’ carrier lease areas.
- One transformer on a 4’-2” x 4’-6” concrete pad.
- One 5’ x 3’ Telco vault.

The cell tower site is flat and had been previously burned during the 2017 Valley Fire. There are high voltage lines located on the subject site, and the site had previously been served by on-grid power to a house that had been destroyed by fire. The tower site area is developed with a PG&E electrical tower and overhead lines, an access road, and ancillary equipment. The tower site is served by an existing 20’ wide access driveway that connects the site with E. Highway 20. The interior access aisle will be graveled, and will also be used as a utility easement to supply power to the tower.

Access to the facility will be from an existing access road from Highway 20 which crosses an adjoining parcel owned by the same party that owns the tower parcel. The access road will be extended approximately 900 feet to the tower compound adjacent to an existing PG&E easement and access road. A ten foot wide minimum turnout will be added approximately halfway down the access road to comply with Cal Fire requirements.

The applicant proposes to improve the existing access road/easement on the subject site in certain locations. The existing roadway would be moved approximately 10’-15’ east of its current location. The relocation of the roadway in these certain areas would improve the management of the roadway’s drainage and help improve the long term viability of the access road for the Telecommunication Facility, including emergency personnel.

According to the applicant, this project will also enhance the ability of emergency responders in the event of emergency. Cellular coverage maps show service gaps in the area and existing facilities are not meeting service needs associated with voice and increased wireless data needs. This project will provide additional facilities to meet service needs in the area. The additional facilities will provide improved wireless communication service in emergencies to help protect public health, safety, and welfare. It is also likely that a fire camera will be installed to enhance fire safety in the area. This facility will greatly enhance wireless phone and data coverage at the junction of Highways 20 and 53 in Clearlake Oaks, and heading east on Highway 20 where currently there is little to no coverage on this highway and residences in the area. The site is intended to connect wireless coverage with the new Verizon site in the Spring Valley area.

Figure 1. Aerial of Vicinity and Site

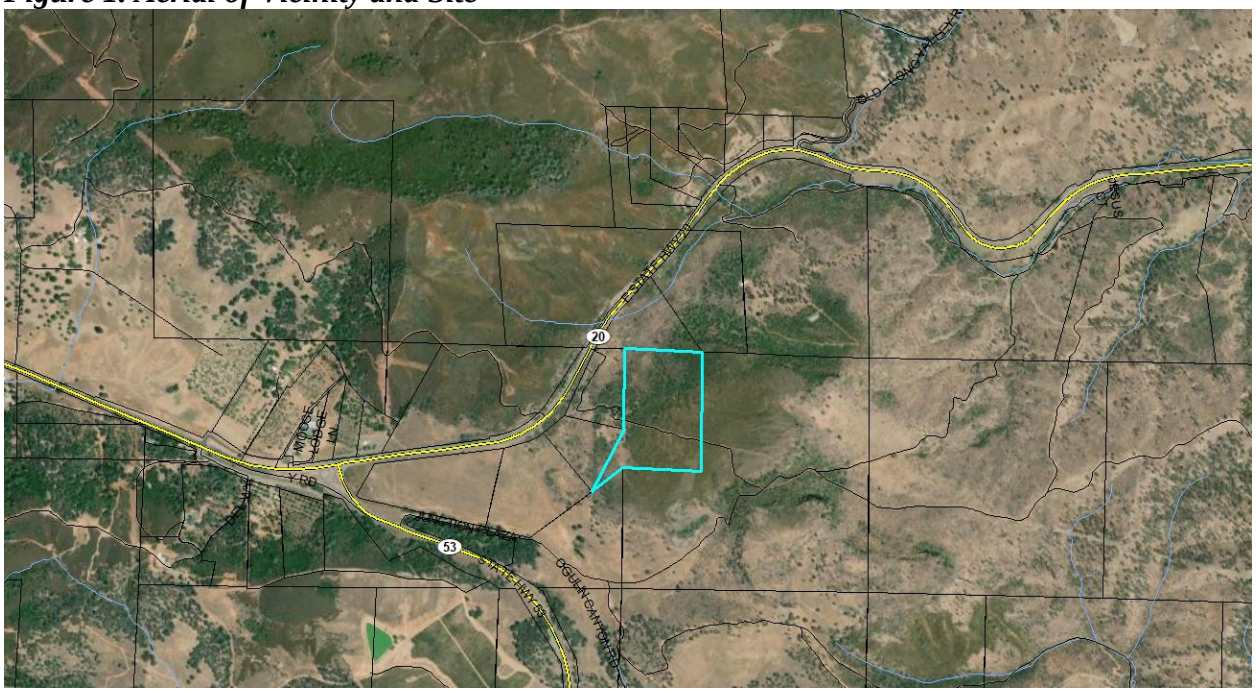


Figure 2. Proposed Tower Site, located 200 feet northeast of an existing 76 foot Electrical Tower

Construction

Construction of the 150' tall cell tower is anticipated to take between one and two months. Staging of equipment will occur on the existing interior driveway on previously disturbed soil that has a layer of gravel applied to the surface of the driveway. The access road will be extended approximately 900 feet to serve the proposed tower, and a ten foot-wide turnout will be added about half-way down this service road extension to comply with CalFire turnout spacing requirements. Estimated grading will be less than 500 cubic yards of earth being moved to prepare the 80' x 80' tower pad and the 900 foot service road extension. The estimated amount of earth to be moved is below the threshold for a grading permit.

The tower compound will be enclosed by a six-foot tall fence, and one parking space will be designated inside the fenced enclosure area. Construction will occur Monday through Friday, from 8 am to 5 pm.

Brush (approximately 6,400 sf) will be removed for site preparation and road improvements by cutting parallel to and within one inch of the ground. Brush on average is less than ½ inch diameter at breast height. Removed brush shall be gathered on site and burned during the appropriate burn season per County and Fire regulations. All brush shall be removed (i) within the eighty foot (80') wide, 900 foot long service road extension commencing where the new access turns north out of the PGE right of way and (ii) within the 80 by 80 foot compound (plus an additional twenty feet (20') outward from the compound in each direction for construction staging.

The fenced enclosure will incorporate hay wattles around the perimeter as an erosion control measure during and after construction.

Operation

Upon completion of construction, maintenance of carrier equipment will be necessary, meaning the site will be visited once or twice a month by a service technician for each carrier for routine maintenance, unless there is an emergency. One parking space inside the fenced compound is needed and used for maintenance activities. The site is entirely self-monitored and alerts personnel to any equipment malfunction or breach of security. Because the facility will be un-staffed, there will be no regular hours of operation and no change to existing traffic patterns. No on-site water or sanitation services will be required as a part of this proposal. The standby diesel generator will operate in the event of an emergency power outage and scheduled testing.

17. Surrounding Land Uses and Setting: Briefly describe the project's surroundings:

North: "RL" Rural Lands zoned properties. Parcel sizes range from approximately two to over 100 acres. There is one dwelling located about 2,500 feet north of the proposed tower site.

South: "RL" Rural Lands zoned properties. Parcel sizes range from approximately 15 to 60 acres in size and are undeveloped.

East: "RL" Rural Lands zoned land. Parcel sizes range from approximately 30 to over 100 acres in size and are undeveloped.

West: "RR" Rural Residentially-zoned land with parcels ranging from 10 to 20 acres and which are undeveloped.

18. Other public agencies whose approval may be required (e.g., Permits, financing approval, or participation agreement.)

Lake County Community Development Department
Lake County Department of Environmental Health
Lake County Air Quality Management District
Lake County Department of Public Works
Lake County Department of Public Services
Lake County Agricultural Commissioner
Lake County Sheriff Department
South Lake County Fire Protection District (CalFire)
California Department of Transportation (CalTrans)
Central Valley Water Resource Control
California Department of Forestry & Fire Protection (CalFire)
California Department of Fish and Wildlife
California Department of Public Health
California Department of Consumers Affairs

19. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.? Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3 (c) contains provisions specific to confidentiality.

All 11 Tribes located in Lake County were notified of this proposal via AB 52 notice that was emailed to all Lake County Tribes on February 21, 2020. The Middletown Rancheria Tribe responded, indicating that this site was out of their ancestral boundaries. No other Tribes in Lake County responded.

20. Attachments

a. Project Description
b. Site Plans
c. Brush Removal Plan
d. Site Photographs, Simulations, and Lighting Plan
e. Biological Report
f. Mitigation Monitoring Reporting Program

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☒ Aesthetics	☐ Greenhouse Gas Emissions	☐ Population / Housing
☐ Agriculture & Forestry	☐ Hazards & Hazardous Materials	☐ Public Services
☒ **Air Quality**	☐ Hydrology / Water Quality	☐ Recreation
☒ Biological Resources	☐ Land Use / Planning	☐ Transportation
☒ **Cultural Resources**	☐ Mineral Resources	☒ **Tribal Cultural Resources**
☒ **Geology / Soils**	☒ **Noise**	☐ Utilities / Service Systems
☐ Wildfire	☐ Energy	☒ **Mandatory Findings of Significance**

DETERMINATION: (To be completed by the lead Agency)
On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I **find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared**.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Initial Study Prepared By:
Eric Porter, Associate Planner

_____ Date:_____
SIGNATURE

Scott DeLeon – Community Development Director
Community Development Department

SECTION 1 - EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources

show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

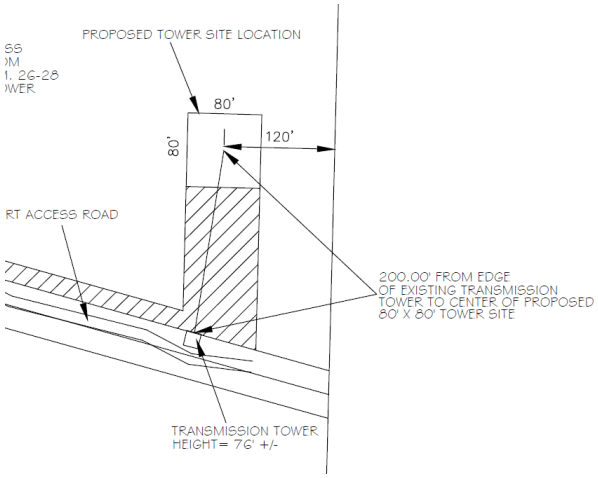
6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

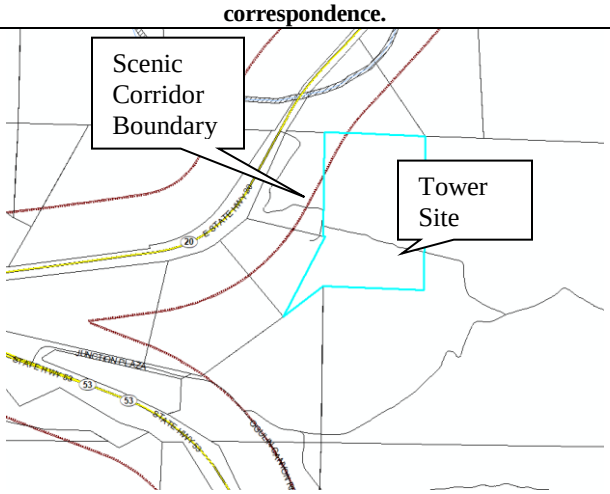
7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:
   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance

KEY: 1 = Potentially Significant Impact
2 = Less Than Significant with Mitigation Incorporation
3 = Less Than Significant Impact
4 = No Impact

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
I. AESTHETICS *Would the project:*						
a) Have a substantial adverse effect on a scenic vista?			X		The subject site is located about 1,000 feet away from Highway 20, a scenic State highway, and about 1,200 feet away from Highway 53, also a scenic State highway. Scenic resources in the area include open views of mountains and vegetation. However, the majority of the views north and east have suffered from wildfire, burning much of the vegetation. The tower site area is developed with a PG&E electrical tower and overhead lines, an access road, and ancillary equipment. The tower will be located on the easternmost-portion of the lot, elevated on a hill in a manner that it will be difficult to see from most of Highway 20, but portions of Highway 20, as well as Highway 53 will have views of the tower (see photo simulations in Attachment D). The proposed tower is located about 200 feet north of the existing PG&E transmission tower (see inset below), and about 120 feet from the nearest (eastern) property line.  The slope leading to the tower site is steep from Highway 20 and 53; both sides have slopes that exceed 30%. The top of the hill where the tower will be located is relatively flat, and the tower will be located in relatively close proximity to existing high-voltage electrical transmission poles that cross the hilltop. The tower site abuts two scenic combining overlay zones, but the tower will be located about 1000 feet from the nearest edge of the scenic corridor boundary. See inset below.	1, 2, 3, 4, 6, 9

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					 As shown in the photo simulations, once constructed, the proposed antenna would be visible to motorists and adjacent residents. However, due to the rate at which motorists travel along State Highway 20 and 53, viewers would only experience brief views of the antenna for short periods of time, including from vantage points where it would be most visible. The nearest residence is 2500 feet from the tower. However, the antenna would be designed and sited in a manner that would not obstruct views of the natural features and scenic resources in the area, consistent with County policies for preserving scenic resources such as General Plan Policy PFS 7.3. Additionally, the proposed tower would be designed similar to the existing overhead power line with lattice towers and ground equipment that already exist on the subject site. Additionally, the boundaries of the scenic corridor for Highways 20 and 53 extend onto the site by 500 feet; the tower is located outside of the Scenic Combining Overlay boundary line. Therefore, the project will not have a substantial adverse effect to a scenic vista. **Less Than Significant Impact**	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		**See Section I (a) above**. As proposed, the project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and historic buildings within a state scenic highway. Some brush will be removed by this proposal and is identified within Attachment A (Biological Study) and Attachment C (Brush Removal Plan). **Less Than Significant Impact**	1, 2, 3, 4, 6, 9
c) Substantially degrade the existing visual character or quality of public views the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		See discussion (a) above. Although the tower will be visible, mainly to motorists, views would be brief due to the rate of travel speed, and the proposed tower would be designed similar to the existing overhead power line with lattice towers and ground equipment that already exist on the subject site and in the vicinity. The proposed tower would not block views of scenic resources in the area and would not substantially degrade the visual character of the area. In addition, the project is consistent with all regulations intended to minimize visual impacts. **Less Than Significant Impact**	1, 2, 3, 4, 6, 9

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			A 6400 square foot fenced area will be developed with up to four (4) concrete equipment pads, with service lights that are only used during routine maintenance or emergency situations. With the following mitigation measures incorporated, the project would not result in a substantial amount of light or glare that would adversely affect nighttime views in the area. **AES-1: Non-glare paints shall be used on the tower and ancillary facilities.** **AES-2: All lighting shall be directed downwards onto the project site and not onto adjacent roads or properties. Lighting equipment shall be consistent with that which is recommended on the website: www.darkskyorg and provisions of section 21.41.8 of the Zoning Ordinance.** **AES-3: All lighting shall be constructed or located so that only the intended area is illuminated and off-site spillover is eliminated.** **Less Than Significant Impact with mitigation measures AES 1 through AES-3 incorporated.**	1, 2, 3, 4, 5, 6, 9
II. AGRICULTURE AND FORESTRY RESOURCES ***In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.*** *Would the project:*						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X		The proposed site does not contain farmland. According to the Farmland Mapping and Monitoring Program. The project site is designated as *"Grazing Land."* Uses immediately surrounding the site include parcels that are primarily undeveloped. One parcel to the northeast is developed with a single family dwelling. No impacts to farmland would occur with construction of the proposed antenna. **Less Than Significant Impact**	1, 2, 3, 4, 5, 7, 8, 11, 13
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X		The site is zoned "RL-SC" Rural Lands – Scenic Combining and "RR" Rural Residential. The proposed tower will be located outside of the SC combining district, solely on RL lands which allow cell towers subject to use permit review and approval. The site is not under Williamson Act contract, nor are there other lots in the immediate vicinity that are under Williamson Act contracts, and there are no agricultural uses occurring in the vicinity of the cell tower. **Less Than Significant Impact**	1, 2, 3, 4, 5, 7, 8, 11, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	The proposed project will not conflict with existing zoning and/or cause the rezoning of forest land as defined by Public Resource Code section 4526, or of timberland as defined by Government Code section 51104(g). **No Impact**	1, 2, 3, 4, 5, 7, 8, 11, 13
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	See response to Section II (c). The project would not result in the loss or conversion of forest land to a non-forest use. **No Impact**	1, 2, 3, 4, 5, 7, 8, 11, 13
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X	As proposed, this project would not induce changes to existing farmland that would result in its conversion to non-agricultural use. **No Impact**	1, 2, 3, 4, 5, 7, 8, 11, 13
III. AIR QUALITY *Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.* *Would the project:*						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			The project has the potential to result in short- and long-term air quality impacts. Dust and fumes may be released as a result of vegetation removal, grading, and use of construction equipment. Once constructed, approximately two vehicle trips per month are anticipated to be generated by this project for routine and ongoing maintenance. Additionally, implementation of mitigation measures below would further reduce air quality impacts to less than significant. **Less Than Significant with the Incorporated Mitigation Measures:** **AQ-1: Prior to obtaining the necessary permits and/or approvals, applicant shall contact the Lake County Air Quality Management District and obtain an Authority to Construct (A/C) Permit for all operations and for any diesel powered equipment and/or other equipment with potential for air emissions.** **AQ-2: All mobile diesel equipment used must be in compliance with State registration requirements. Portable and stationary diesel powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines.** **AQ-3: Vehicular and fugitive dust shall be minimized by use of water or acceptable dust palliatives on all driveways, roads and parking areas to maintain two inches of visibly-moist soil in the project area and to ensure that dust does not leave the property.** **AQ-4: Work practices shall minimize vehicular and fugitive dust during the wireless communication facility development and management by use of water or other acceptable dust palliatives to maintain two inches of visibly-moist soil in the project area and to ensure that**	1, 3, 4, 5, 10, 21, 24, 31, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					dust does not leave the property. **AQ-5: All mobile diesel equipment used for construction and/or maintenance must be compliant with State registration requirements. Portable and stationary diesel powered equipment must meet the requirements of the State Air toxic Control Measures for CI engines. Additionally, due to nearby receptors (residences) the installation shall require the review of generator emissions, even if it is below 50 Horse Power. The applicant shall contact the Lake County Air Quality Management District for details.** **AQ-6: The applicant shall chip vegetation and spread the material for erosion control as an alternative to vegetation burning. Due to close proximity to residential areas, chipping and/or mastication is recommended for the majority of the brush removal**. **AQ-7: All vehicles shall be restricted to a five (5) MPH Speed Limit on the existing access easement located off of State Highway 20.**	
b) Violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation?		X			The County of Lake is in attainment of state and federal ambient air quality standards. Use of generators is only allowed during a power outage. On-site construction is likely to occur over a relatively short period of time (estimated between one and two months), and minimal construction would be required to build the tower, fencing and supporting infrastructure. It is unlikely that this use would generate enough particulates during and after construction to violate any air quality standards, particularly with mitigation measures AQ-1 through AQ-7 added. **Less Than Significant Impact with the incorporated mitigation measures AQ-1 through AQ-7.**	1, 3, 4, 5, 10, 21, 24, 31, 36
c) Expose sensitive receptors to substantial pollutant concentrations?			X		The nearest residence is approximately 2500 feet to the northeast according the county online GIS system. t. This neighboring house is located downwind of the normal prevailing wind direction in this area; prevailing winds typically originate from the north / northwest and blow to the south / southeast. There is some minimal risk of dust and construction-related palliatives blowing in the general direction of this neighboring house, however dust control measures have been added during the construction phase of development, and it is unlikely that significant amounts of dust will be generated by the construction, given that the main access road leading to the parking / staging area is already paved. **Less Than Significant Impact**	1, 3, 4, 5, 10, 21, 24, 31, 36
d) Result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?			X		The primary impacts pertaining to odors and dust will occur during the relatively brief construction period (estimated to be one to two months). Further, there is only one house located within a half-mile of this site, so the number of sensitive receptors living nearby is minimal. **Less Than Significant Impact**	1, 2, 3, 4, 5, 10, 21, 24, 31, 36
IV. BIOLOGICAL RESOURCES *Would the project:*						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate,		X			The project includes removal of brush and trenching which could potentially impact biological resources. A Biological Assessment prepared by Geist Engineering and Environmental Group, dated May 29, 2020, was prepared for the project and	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30,

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?					concluded the following: Three (3) vegetation communities were observed within the study area and include the following: 1) Adenostoman fasciculatum Shrubland Alliance; 2) Avena spp. Bromus spp. Herbaceous Semi-Natural Alliance, and 3) ruderal disturbed vegetation. No Federally-designated critical habitat was identified within the proposed project site or buffer area. A delineation of wetlands and watercourses within the study area was undertaken by a wetland ecologist on March 11, 2020; no wetland habitat or waters of the U.S. or State were identified. A study of special status flora and fauna was undertaken; the study concluded that no special status plant species were observed. Regardless, the following Construction Best Management Practices will be implemented to ensure impacts to biological resources are less than significant: 1) Safe staging and fueling practices to avoid spills and leaks; 2) Silt fence or other sediment control devices will be placed around construction sites to contain spoils from construction excavation activities and to prevent wildlife species from entering active work areas; 3) Preconstruction surveys; 4) Construction personnel daily check for special status species; 5) Environmental Awareness Training for construction workers; 6) Site boundaries shall be clearly delineated by stakes; and 7) Invasive Vegetation Control Procedures will be implemented. In addition, the following mitigation measures will ensure brush removal and construction impacts will be reduced to less than significant. **BIO-1: If construction starts during the breeding or nesting season for Migratory Bird Treaty Act (MBTA) birds than a preconstruction avian survey for nesting birds should be implemented. (Breeding season starts February 1, nesting season starts March 1st and both continue through until mid-September with special circumstances for individual species).** **BIO-2: Surveys for identified special-status species by qualified biologists shall be conducted at the appropriate times before construction starts to determine occupancy at the site.** **Less Than Significant with mitigation measures BIO-1 and BIO-2 incorporated**	31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X		The Biological Study submitted indicated that this site contains no riparian or sensitive habitats. The site was previously disturbed with a house and paved driveway, as well as with existing electrical towers with roads leading to them. **Less Than Significant Impact**	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 29, 30, 31, 32, 33, 34
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X		The Biological Study indicated that no federally protected wetlands were present on the site. Further, the County's CNDDB GIS layer shows no sensitive mapped species on the subject site, which is consistent with the data provided in the Biological Study regarding wetlands. **Less Than Significant Impact**	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X		The Biological Study submitted stated that there were no observed native resident or migratory fish or wildlife species within the study area, nor are there any water courses on the site. **Less Than Significant Impact**	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		The project does not propose removal of trees and is consistent with all local ordinances for protecting biological resources. **Less Than Significant Impact**	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X	No special conservation plans have been adopted for this site and no impacts are expected. **No Impact**	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
V. CULTURAL RESOURCES *Would the project:*						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X			A Cultural Resources Investigation for the project was prepared by Carolyn Losee, Archeologist, dated April 13, 2020. The proposed impact area's archeological potential was evaluated based on several factors including previous and existing development, proximity to recorded sites, creeks, rivers and wetlands as well as the presence of early historic development. The Investigation stated that results of the completed archaeological survey were negative. Both prehistoric and historic cultural resources sensitivity in the project area is perceived to be low. However, Lake County is rich in Tribal heritage. Because of this, it is standard practice to require two specific mitigation measures even with negative findings within the Cultural Study in the event potentially significant artifacts or items are discovered during site disturbance. These mitigation measures are as follows. **<u>CUL-1:</u> Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the applicant shall notify the local overseeing Tribe, and a qualified archaeologist to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director.**	1, 3, 4, 5, 11, 14, 15

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					Should any human remains be encountered, the applicant shall notify the Sheriff's Department, the local overseeing Tribe, and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5. **<u>CUL-2:</u> All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the local overseeing Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.** **Less Than Significant Impact with mitigation measures CUL-1 and CUL-2 incorporated.**	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			See discussion (a) above. Given the findings in the Cultural Resources Investigation, there is a low probability that this site contains sensitive artifacts or Tribal use. Also, an AB 52 notice was submitted for this site to 11 local tribes on February 21, 2020; no request for consultation resulted and no adverse comments were received from any notified tribe. However, mitigation measures CUL-1 and CUL-2 will be implemented in the event of accidental discovery during construction. **Less Than Significant Impact with mitigation measures CUL-1 and CUL-2 incorporated.**	1, 3, 4, 5, 11, 14, 15
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			See discussions (a) and (b) above. Mitigation measures CUL-1 and CUL-2 will be implemented in the event of accidental discovery during construction. **Less Than Significant Impact with mitigation measures CUL-1 and CUL-2 incorporated.**	1, 3, 4, 5, 11, 14, 15
VI. ENERGY *Would the project:*						
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?			X		The proposed Incline Partners communication facility requires electrical power and telephone will be run from an existing service pole located on the property. The applicant states that they will use an on-grid power system as the primary energy source. There are high voltage lines located on the subject site, and the site had previously been served by on-grid power to the house that had been destroyed by fire. The tower will use approximately the same level of energy that would serve a dwelling, approximately 900 KWh per month, which would not be considered significant. **Less Than Significant Impact**	1, 3, 4, 5, 11, 14, 15
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		There are no mandatory energy reductions for cell towers within Article 71 of the Lake County Zoning Ordinance. **Less Than Significant Impact**	1, 3, 4, 5, 11, 14, 15
VII. GEOLOGY AND SOILS *Would the project:*						
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			X		<u>Earthquake Faults</u> There are no mapped earthquake faults on or adjacent to the subject site.	1, 3, 4, 5, 6, 7, 10, 17, 18, 19, 21, 24, 25

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist- Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?					<u>Seismic Ground Shaking and Seismic–Related Ground Failure, including liquefaction.</u> The mapping of the site's soil indicates that the soil is stable and not prone to liquefaction. <u>Landslides</u> According to the Landslide Hazard Identification Map prepared by the California Department of Conservation, Division of Mines and Geology, the area is considered generally stable. **Less Than Significant Impact**	
b) Result in substantial soil erosion or the loss of topsoil?		X			Grading activities associated with project development have the potential to result in erosion and loss of topsoil. According to the soils survey of Lake County, prepared by the U.S.D.A, the soil within the project is mapped as Type 153, Konocti-Hambright complex, 15 to 30 percent slope. The soil has moderate erosion potential. Minimal grading and/or earth movement will result with this project; the cell tower site is flat and had been previously burned. The small footprint of the tower will not have an adverse effect on the potential for erosion or the loss of topsoil related to the project, and the applicant is providing hay wattles around the disturbed area to channel stormwater runoff. Per the Grading Plan (included in Attachment B), hay waddles and other BMPs will be implemented during grading. If greater than fifty (50) cubic yards of soil is moved, a Grading Permit shall be required as part of this project. The project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post-construction pollutants into the County storm drainage system. BMPs typically include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapters 29 and 30 of the Lake County Code. **Less Than Significant with incorporated Mitigation Measures.** **<u>Mitigation Measure:</u>** **GEO-1: Prior to the issuance of any permits, the applicant shall submit *<u>Erosion and Sediment Control Plans</u>* to the Community Development Department for review and approval. Said plans shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post construction pollutants into the County storm drainage system. Typical BMPs include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapters 29 and 30 of the Lake County Code and maintained for life of the project.**	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X		According to the soil survey of Lake County, prepared by the U.S.D.A., the soil at the site is considered "generally stable" and the shrink-swell potential for the project soil type is low. The applicant will use existing disturbed areas to place the tower on a concrete pad. Some grading of the site will be needed, however the applicant has submitted an engineered Grading and Drainage plan (sheet C1); this plan shows erosion control measures that will be incorporated during site disturbance, which consist of drainage channels and straw wattles. Further, the soil on the site is mapped as 'stable' on the County GIS data base, which is derived from the soil survey of Lake County, prepared by the U.S.D.A. **Less Than Significant Impact**	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X		According to the soil survey of Lake County, California prepared by the U.S.D.A the soil classification Type 153, Konocti-Hambright complex, 15 to 30 percent slope have a low shrink-swell potential. The effects of shrinking and swelling may be reduced by backfilling with material that has a low shrink-swell potential. **Less Than Significant Impact**	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?				X	No septic systems are needed for the tower. **No Impact**	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 29, 30
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		There will be minimal site disturbances occurring with this project to prepare the pad that will contain the tower. The Cultural Study provided indicated that there are no unique paleontological or geologic features on the site. **Less Than Significant Impact**	1, 3, 4, 5, 11, 14, 15
VIII. GREENHOUSE GAS EMISSIONS *Would the project:*						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		In general, greenhouse gas emissions from construction activities include the use of construction equipment, grading, landscaping, haul trucks, worker commute vehicles, and stationary equipment (such as generators, if any). Greenhouse gas emissions resulting from temporary grading and installation of antenna equipment would be negligible and would not result in a significant impact to the environment. Additionally, this project is not anticipated to result in a violation of any air quality standards. The small amount of greenhouse gasses emitted during intermittent generator usage during electrical power outages can be expected to be minimal and the project is unlikely to result in a violation of an air quality standard. **Less Than Significant Impact**	1, 3, 4, 5, 21, 24, 29, 30, 31, 32, 34, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		This project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions. **Less Than Significant Impact**	1, 3, 4, 5, 21, 24, 29, 30, 31, 32, 34, 36
IX. HAZARDS AND HAZARDOUS MATERIALS *Would the project:*						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		Materials associated with the proposed Telecommunication Tower, such as routine construction material(s), gasoline, diesel, carbon monoxide, pesticides, fertilizers, pesticides, and the equipment emissions may be considered hazardous if released into the environment. Other than during construction, no hazardous chemicals will be used or stored on site with the exception of fuel for the generator, which will be stored in a locked and secured vault. All materials associated with the proposed use shall be transported, stored and disposed of properly in accordance with all applicable Federal, State and local regulations. **Less Than Significant Impact**	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X		The site preparation will require some construction equipment; all equipment staging shall occur on previously disturbed areas on the site. **Less Than Significant Impact**	1, 3, 4, 5, 10, 13, 17, 20, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	The proposed project is not located within one-quarter mile of an existing or proposed school. **No Impact**	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	The project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA). **No Impact**	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X	The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan. **No Impact**	1, 3, 4, 5, 20, 22

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X		The project would not impair or interfere with an adopted emergency response or evacuation plan. The project has been reviewed by CalFIRE, the Department of Public Works, and other entities related to safety; the project will comply with all applicable regulations pertaining to access and safety. In addition, according to the applicant, this project will enhance the ability of emergency responders in the event of emergency. Cellular coverage maps show service gaps in the area and existing facilities are not meeting service needs associated with voice and increased wireless data needs. This project will provide additional facilities to meet service needs in the area. **Less Than Significant Impact**	1, 3, 4, 5, 20, 22, 35, 37
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X		The site is mapped as High Fire Risk. The project will not further heighten fire risks on the site. The applicant will adhere to all Federal, State and local fire requirements/regulations for setbacks and defensible space; these setbacks are applied at the time of building permit review. **Less Than Significant Impact**	1, 3, 4, 5, 20, 35, 37
X. HYDROLOGY AND WATER QUALITY *Would the project:*						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X		The project will generate minimal stormwater runoff, and the applicant has provided an engineered Erosion Control plan that shows Best Management Practices incorporated into the plan such as a water quality swale; this will help prevent excessive stormwater intrusion into the water table. There are no lakes, creeks or other riparian areas on the site, nor are there any seasonal streams that are in the immediate vicinity that could be jeopardized by stormwater runoff and water quality issues. **Less Than Significant Impact**	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X	The tower will not use groundwater, and no impact to the local aquifer would occur. **No Impact**	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) Result in substantial erosion or siltation on- or off-site; ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; iii) Create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage			X		The concrete pad supporting the tower will have wattles around its perimeter to help channel stormwater, and a drainage ditch, also to help channel stormwater in a controlled manner. The concrete pad is relatively small at 80' x 80'. The soil characteristics for Type 153 soil are moderately prone to erosion, however this soil type is relatively stable, and the channelization / stormwater mitigation measures proposed will help to control the stormwater runoff that originates from this site. **Less Than Significant Impact**	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
systems or provide substantial additional sources of polluted runoff; iv) Impede or redirect flood flows?						
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X		The project site is not located in a flood plain, tsunami or seiche zone. **Less than Significant Impact**	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X		The proposed use will not conflict with or obstruct the implementation of water quality control plan or ground water management plan as all hazardous materials such as fuel for the emergency backup generator will be stored in a locked / secured shed, and will meet all Federal, State and Local agency requirements for hazardous material storage and handling. **Less than Significant Impact**	1, 3, 4, 5, 10, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
XI. LAND USE AND PLANNING *Would the project:*						
a) Physically divide an established community?			X		The site is previously developed with roads and transmission lines. The proposed tower would not physically divide an established community. **Less than Significant**	1, 3, 4, 5, 6, 35
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		The site is designated as Rural Lands in the Lake County General Plan and split zoned - **"**RL-SC" and "RR"; Rural Lands – Scenic Combining and Rural Residential. As described below, the project is consistent with the Lake County General Plan, the Lower Lake Area Plan and the Lake County Zoning Ordinance. **County of Lake General Plan (2008) - Section 5.7 - Communications Systems:** Goal PFS 7: To expand the use of informational technology in order to increase the County's economic competitiveness, developed more informed citizenry, and improve personnel convenience for residents and business in the County. • Policy PFS -7.1: The County shall work with telecommunications providers to ensure that all residents and business will have access to telecommunication services, including broadband internet services. To maximize access to inexpensive telecommunication services, the County shall encourage marketplace competition from multiple service providers. **Lake County Zoning Ordinance** The proposed tower will be located outside of the SC combining district, solely on RL lands. Pursuant to Article 27, Section 27.11 [Table B (ar)] construction/development of telecommunication towers, ancillary facilities, and access road improvements is permitted upon securing a Major Use Permit for parcels within several zoning designations included RL and RR. Article 71 of the Zoning Ordinance regulates the placement of	1, 3, 4, 5, 20, 21, 22, 27, 28

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					communications towers and antennae. In March of 2017, the applicant submitted a Major Use Permit Application to the Community Development Department. Federal and state laws pre-empt and limit local government with respect to decisions about telecommunication facility siting. A local government can only regulate the design and location of telecommunication sites; i.e "the placement, construction and modifications of the facilities (Section 704 (a) General Authority)." **Less Than Significant Impact**	
XII. MINERAL RESOURCES *Would the project:*						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	The Aggregate Resource Management Plan (ARMP) does not identify this project as having an important source of aggregate. **No Impact**	1, 3, 4, 5, 26
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X	The County of Lake's General Plan, the Lower Lake Area Plan nor the Lake County Aggregate Resource Management Plan designates the project site as being a locally important mineral resource recovery site. **No Impact**	1, 3, 4, 5, 26
XIII. NOISE *Would the project result in:*						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X			Short-term increases in ambient noise levels to uncomfortable levels could be expected during project development, grading, and routine maintenance. However, compliance with local regulations will decrease these noise levels to an acceptable level. This project will have some minimal site preparation (hours of construction are limited through standard conditions of approval). The backup generator will be assessed for noise specifications at the time of building permit review. The County has established noise thresholds that must be met. Generator usage would be limited to power outages. **Less than Significant with Mitigation Measures NOI-1 through NOI-3 incorporated.** **<u>NOI-1:</u> All construction activities including engine warm-up shall be limited Monday through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.** **<u>NOI -2:</u> Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 10:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.**	1, 3, 4, 5, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					NOI-3: The operation of the emergency backup generator shall not exceed levels of 57 dBA between the hours of 7:00AM to 10:00PM and 50 dBA from 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at the property lines	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		The project is not expected to create unusual groundborne vibration due to facility operation. The low level truck traffic during construction and for deliveries would create a minimal amount of groundborne vibration, and the nearest sensitive receptor is a single family dwelling located approximately 2,500 feet from the tower site. **Less Than Significant Impact**	1, 3, 4, 5, 13
XIV. POPULATION AND HOUSING *Would the project:*						
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X	The project is intended to increase communication facilities for emergency response personnel and existing residents; it will not induce population growth. **No Impact**	1, 3, 4, 5
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	No housing will be displaced as a result of the project. **No Impact**	1, 3, 4, 5
XV. PUBLIC SERVICES *Would the project:*						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?				X	The project does not propose housing or other uses that would necessitate the need for new or altered government facilities. There will not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation. In addition, according to the applicant, the project will also enhance the ability of emergency responders in the event of emergency. Cellular coverage maps show service gaps in the area and existing facilities are not meeting service needs associated with voice and increased wireless data needs. This project will provide additional facilities to meet service needs in the area. The additional facilities will provide improved wireless communication service in emergencies to help protect public health, safety, and welfare. It is also likely that a fire camera will be installed to enhance fire safety in the area. **No Impact**	1, 3, 4, 5, 13, 17, 20, 21, 22, 23, 24, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37
XVI. RECREATION *Would the project:*						

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	The project will not have any impacts on existing parks or other recreational facilities**.** **No Impact**	1, 3, 4, 5
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	This project will not necessitate the construction or expansion of any recreational facilities. **No Impact**	1, 3, 4, 5
XVII. TRANSPORTATION *Would the project:*						
a) Conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?			X		The proposed project site is accessed from a paved / gated 20 foot wide driveway that connects with Highway 20 immediately south of the Highway 53 / 20 roundabout. This driveway had served the former dwelling (since burned in the Valley Fire), as well as the existing on site high voltage power pole. The pavement ends where the original house had been located; the homesite is now a gravel surfaced parking area that is located about 200 feet east of the tower site. A dirt driveway exists leading from the parking area to the tower site and to the existing on-site high voltage power pole; this driveway would be improved with gravel between the tower site and the existing parking area prior to the installation of the new cell tower. See photo below.  A total of two average monthly trips are forecast to result from tower maintenance workers. No other post- construction trips are anticipated, and trips during construction are estimated at between five and ten daily trips for the relatively short anticipated construction period of one to two months. Because the facility will be un-staffed, there will be no regular hours of operation and no change to existing traffic patterns. **Less than Significant Impact**	1, 3, 4, 5, 9, 20, 22, 27, 28, 35

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) For a land use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?			X		CEQA chapter 15064.3, subdivision (b)(1) requires analysis for thresholds of significance for a land use project. Projects in Lake County that produce more than 50 average daily trips (ADT) are looked at more carefully than smaller land use projects such as this one, and projects that generate 200 or more ADT require a traffic impact study. The site will use Highway 20 and the gated / private driveway to access the tower site. The line of sight onto the highway from the driveway is very open, and is not anticipated to cause any safety issues for vehicles entering or leaving the tower site. Highway 20 has no level of service issues, and CalTrans was notified of this land use action and had no adverse comments. **Less Than Significant Impact**	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)?				X	The project will not conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2). **No Impact**	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
d) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X		No changes to Highway 20 are proposed, nor do any appear to be needed. The on-site driveway will be moved southward by 10' to 15' feet for a portion of its span; this is taken into account in the engineered Grading and Drainage Plan submitted by the applicant. The proposed improvements were reviewed by CalFire, Caltrans, and the Department of Public Works. **Less than Significant Impact**	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
e) Result in inadequate emergency access?				X	As proposed, this project will not impact existing emergency access. This project will also enhance the ability of emergency responders in the event of emergency through increased communication coverage. **No Impact**	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
XVIII. TRIBAL CULTURAL RESOURCES *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*						
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		X			Please see response to Section V (Cultural Resources). **Less Than Significant Impact with mitigation measures CUL-1 and CUL-2 incorporated**	1, 3, 4, 5, 11, 14, 15
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X			Please see response to Section V (Cultural Resources). **Less Than Significant Impact with mitigation measures CUL-1 and CUL-2 incorporated**	1, 3, 4, 5, 11, 14, 15

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XIX. UTILITIES AND SERVICE SYSTEMS *Would the project:*						
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X		The subject parcel only requires on-grid power, which is located on and adjacent to the site. The estimated power usage is 900 kW per month, about the same amount of energy as would be used by a single family dwelling. **Less Than Significant Impact**	1, 3, 4, 5, 29, 32, 33, 34, 37
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X	The tower does not require water to operate. **No Impact**	1, 3, 4, 5, 29, 32, 33, 34, 36, 37
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X	The tower does not require a septic system to operate. **No Impact**	1, 3, 4, 5, 29, 32, 33, 34
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?			X		The few maintenance trips generated post-construction would generate little waste. The construction activity could generate some waste, however the landfill for Lake County has enough capacity to last for at least five years with room for future expansion according to Public Services Manager Lars Ewing. **Less Than Significant Impact**	1, 3, 4, 5, 28, 29, 32, 33, 34, 36
e) Negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?			X		The site will require some clearing during the construction phase of development. The amount of vegetation to be cleared will be about 6,400 cubic yards of brush, most of which is less than ½ inch thick. Further, much of the site has been cleared previously through the construction of the now-destroyed house, a fire that burned significant amounts of vegetation, and the placement of power poles further up the hill from the tower site. **Less Than Significant Impact**	1, 3, 4, 5, 29, 32, 33, 34, 36
f) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		The County uses a standard condition of approval regarding compliance with all federal, state and local management for solid waste. The construction phase of development will generate some waste related to brush clearing and worker usage. The post-construction waste generated will be very minimal, since an anticipated two vehicle trips per month would likely occur for occasional tower maintenance. **Less Than Significant Impact**	1, 3, 4, 5, 29, 32, 33, 34, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XX. WILDFIRE *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*						
a) Impair an adopted emergency response plan or emergency evacuation plan?			X		The subject site is accessed by Highway 20 and a paved / gated private road. Highway 20 has two 12' wide travel lanes with a two+ foot shoulder on both sides of the highway. The on-site paved driveway has turnouts every 400 feet and has a gentle slope with ample overhead clearance. The property is located within an SRA (high fire) area. There is no designated emergency response plan for the site, however Highway 20 adjacent to the site is one of several major thoroughfares leading into and out of Lake County, and would be used as an evacuation route in the event of an emergency in Lake County. In addition, according to the applicant, this project will enhance the ability of emergency responders in the event of emergency. Cellular coverage maps show service gaps in the area and existing facilities are not meeting service needs associated with voice and increased wireless data needs. This project will provide additional facilities to meet service needs in the area. The additional facilities will provide improved wireless communication service in emergencies to help protect public health, safety, and welfare. It is also likely that a fire camera will be installed to enhance fire safety in the area. This facility will greatly enhance wireless phone and data coverage at the junction of Highways 20 and 53 in Clearlake Oaks, and heading east on Highway 20 where currently there is little to no coverage on this highway and residences in the area. The site is intended to connect wireless coverage with the new Verizon site in the Spring Valley area. **Less Than Significant Impact**	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X		The fire risk on the site is High. The slope on the site varies from 0% to greater than 20%. Prevailing wind direction is from the north/northwest, but the prevailing wind direction in the event of a wildfire in this area would be of little consequence given the separation of the site from its nearest neighboring dwellings. The project does not contain any occupants, as it is an unmanned facility and no residents live on-site. The tower does not further exacerbate the risk of wildfire, or the overall effect of pollutant concentrations to area residents in the event of a wildfire. **Less Than Significant Impact**	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X		The site improvements proposed are minimal, and do not rise to the level of warranting additional roads. The site has some vegetation, however the responsible Fire Districts, who were notified of this action, have not indicated that additional fire breaks or road improvements are necessary. **Less than Significant Impact**	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X		There is little chance of risks associated with post-fire slope runoff, instability or drainage changes based on the lack of site changes that would occur by this project coupled with the stormwater mitigation measures that are proposed by the applicant in the engineered Grading and Erosion Plan submitted.	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					Less Than Significant Impact	
XXI. MANDATORY FINDINGS OF SIGNIFICANCE						
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X			The project proposes a new Wireless Communication Tower within a previously disturbed area. Potentially significant impacts have been identified related to Aesthetics, Air Quality, Biological Resources, Cultural / Tribal Resources, Geological / Soil Resources, and Noise. However, with incorporation of mitigation measures identified, all impacts would be reduced to less than significant. As proposed, this project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources with the incorporated mitigation measures.	All
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X			Potentially significant impacts have been identified related to Aesthetics, Air Quality, Biological Resources, Cultural / Tribal Resources, Geological / Soil Resources, and Noise. However, with incorporation of mitigation measures identified, all impacts would be reduced to less than significant. These impacts in combination with the impacts of other past, present and reasonably foreseeable future projects could cumulatively contribute to significant effects on the environment. Implementation of and compliance with mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts.	All
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			The proposed project has potential to result in adverse indirect or direct effects on human beings. In particular, to Aesthetics, Air Quality, Biological Resources, Cultural / Tribal Resources, Geological / Soil Resources, and Noise have the potential to impact human beings. However, implementation of and compliance with mitigation measures identified in each section would not result in substantial adverse indirect or direct effects on human beings and impacts would be considered less than significant.	All

* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Lower Lake Area Plan
5. Incline Power Application for a Major Use Permit
6. U.S.G.S. Topographic Maps
7. U.S.D.A. Lake County Soil Survey
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. Department of Transportation's Scenic Highway Mapping Program, *(http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)*
10. Lake County Serpentine Soil Mapping

11. California Natural Diversity Database (https://www.wildlife.ca.gov/Data/CNDDB)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Assessment for the subject property; prepared by Geist Engineering and Environmental Group, dated May 29, 2020.
14. Cultural Resources Investigation of Proposed Wireless Telecommunications Service Facility prepared by Carolyn Losee, Archeologist, dated April 13, 2020.
15. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
16. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
17. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
18. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
19. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990
20. Lake County Emergency Management Plan
21. Lake County Hazardous Waste Management Plan, adopted 1989
22. Lake County Airport Land Use Compatibility Plan, adopted 1992
23. California Department of Forestry and Fire Protection - Fire Hazard Mapping
24. National Pollution Discharge Elimination System (NPDES)
25. FEMA Flood Hazard Maps
26. Lake County Aggregate Resource Management Plan
27. Lake County Bicycle Plan
28. Lake County Transit for Bus Routes
29. Lake County Environmental Health Division
30. Lake County Grading Ordinance
31. Lake County Natural Hazard database
32. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
33. Lake County Water Resources
34. Lake County Waste Management Department
35. California Department of Transportation (CALTRANS)
36. Lake County Air Quality Management District website
37. South Lake County Fire Protection District
38. Site Visit – May 29, 2020
39. Telecommunications Act, 1996