



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

## CALIFORNIA ENVIRONMENTAL QUALITY ACT

### INITIAL STUDY (IS 22-21)

### ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Cache Creek Telecommunication Site (Com Site West)
2. **Permit Number:** Major Use Permit, UP 22-20  
Initial Study, IS 22-21
3. **Lead Agency Name and Address:** County of Lake  
Community Development Department  
Planning Division  
Courthouse – 255 North Forbes Street  
Lakeport CA 95453
4. **Contact Person and Phone Number:** Mark Roberts, Associate Planner (707) 263-2221
5. **Project Location:** 20114 & 20662 E. State Highway 20; Clearlake Oaks, CA
6. **Parcel Number(s):** 010-009-42 (*Project Parcel*)  
010-009-39 & 010-009-40 (*Access Only; 50 foot wide Utility Easement: "Declaration Creating Road and Utility Easements (Doc. 006964443) recorded with the Lake County Recorders/Assessor Office)*
- Latitude: N 39° 00' 11.75" (NAD 83)  
Longitude: W 122° 32' 35.16" (NAD 83)
7. **Project Sponsor's Name & Address:** ComSite (CSW)  
200 Litton Drive, Suite 310  
Grass Valley, CA 95945
8. **General Plan Designation:** Agricultural
9. **Zoning:** "APZ-FF-WW-SC" Agricultural Preserve Zone –  
Floodway Fringe – Waterway – Scenic Combining
10. **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).**

This application was originally submitted in 2017 via UP 17-10. The tower was approved by the Planning Commission, but was never built. The use permit has since expired. The applicant has re-applied for this new use permit, which is identical to the 2017 use permit.

Originally, the applicant proposed to construct a 150 foot tall lattice tower with an additional 20 foot tall VHF Master RX Whip Antenna for Public Safety Systems for an overall height of 170 feet. However, according to the applicant upon further evaluation, it was determine due to the emerging wireless technologies (*such as the nationwide wireless telecommunications network dedicated to public safety that AT&T has been selected to construct – i.e. the First Responder Network Authority, a/k/a First Net, an independent authority established by Congress*) and how the microwave paths travel from the original proposed lattice tower of 170 feet in height, the ridgeline approximately one mile west of project site would likely cause physical interference to the path. Therefore, the applicant is now proposing the following:

The applicant is requesting approval of a Major Use Permit, UP 17-03 to construct an unmanned 170 foot tall lattice wireless telecommunication tower, with an additional twenty (20) foot Tall VHF Master RX Whip Antennas for Public Safety Systems, which brings the overall height to approximately 190 feet.

The project site is located approximately 6.5 air miles southeast of Clearlake Oaks, Lake County, California and lies approximately one (1) mile to the north of State Highway 20. According to the applicant, all other aspects of the original tower and compound design will not change. The proposed 190-foot lattice tower would consist of the following:

- One (1) - twenty (20) foot tall VHF MASTER RX Whip for Public Safety Systems.
- Four (4) future carrier ground lease areas.
- Four (4) future carrier antenna centerlines
- Four (4) microwave dish and appurtenance centerlines.
- One (1) future public safety systems ground lease area and antenna centerlines.

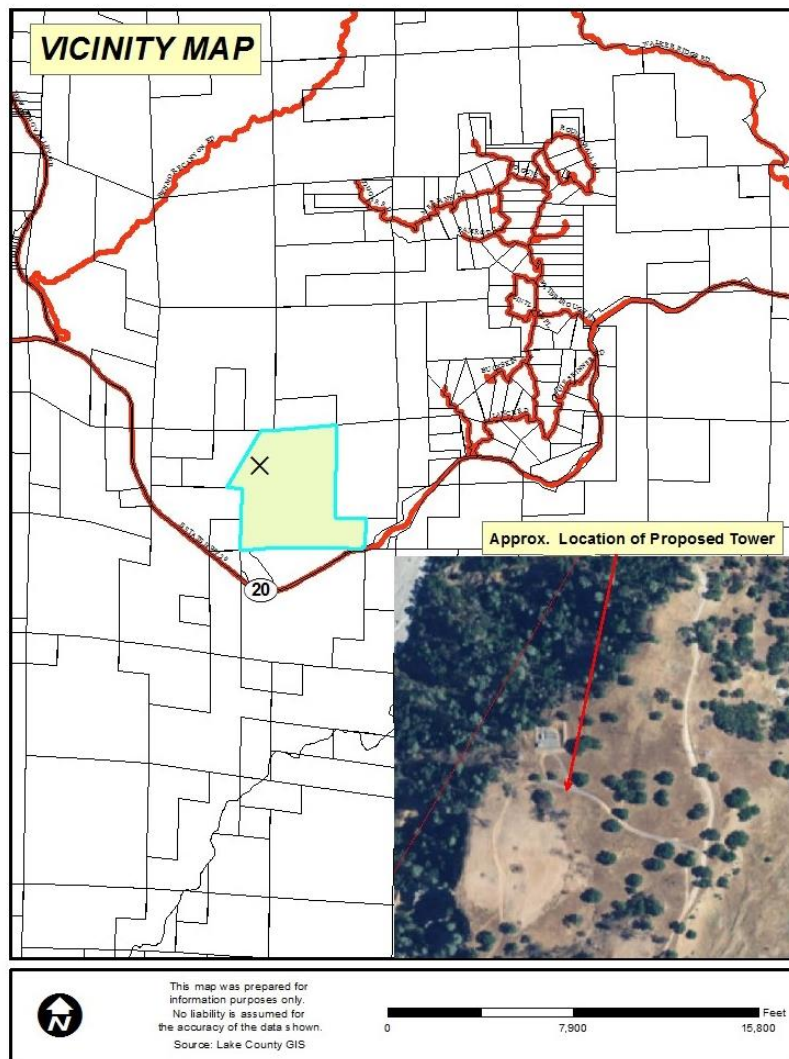
The proposed facility and ground equipment, including an 800 amp Multi-Meter Electrical Service Panel would be contained within a leased area approximately 100 feet by 100 feet (10,000 square feet of area). The leased area would be enclosed with a six (6) foot high fence. The lease agreement gives the applicant the right to operate a telecommunications facility on the project parcel for up to 35 years subject to the procurement of all necessary Federal, State and local agency permits.

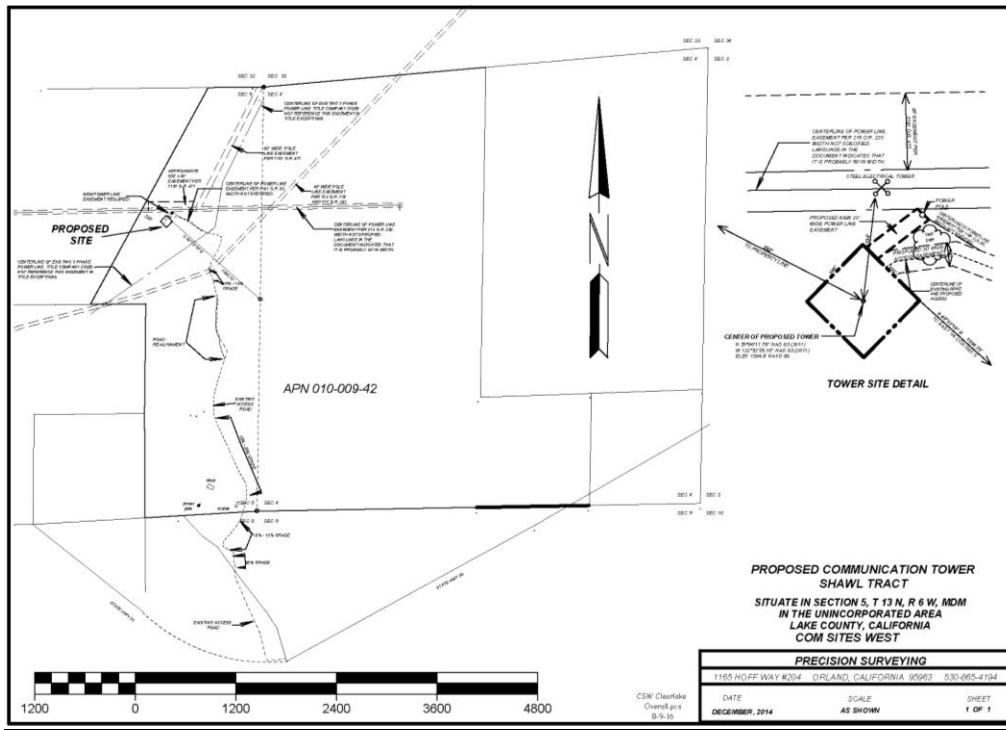
The proposed facility would be accessible from an existing fifty (50) foot wide utility easement beginning from State Highway 20 according to a “Declaration Creating Road and Utility Easements (Doc. 006964443) dated January, 23, 1979 from the Lake County Recorders/Assessor Office. Shortly before entering the area to be developed with the proposed tower, the easement narrows to approximately twenty (20) foot wide access easement. At least ten (10) feet of the width of the entire easement would be improved with a dust free weather surface. The existing access easement crosses Middle Creek at a natural ford which has been used by the residence on APN 010-009-42 and the Yolo County Flood Control and Water Conservation District State 312 High Voltage Facility for more than twenty (20) years. According to a letter dated August 10, 2018 from the California Department of Fish and Wildlife, the applicant is in the process of submitting and obtaining the Notification of Lake or Streambed Alteration Agreement pursuant to California Fish and Game Code Section 1602.

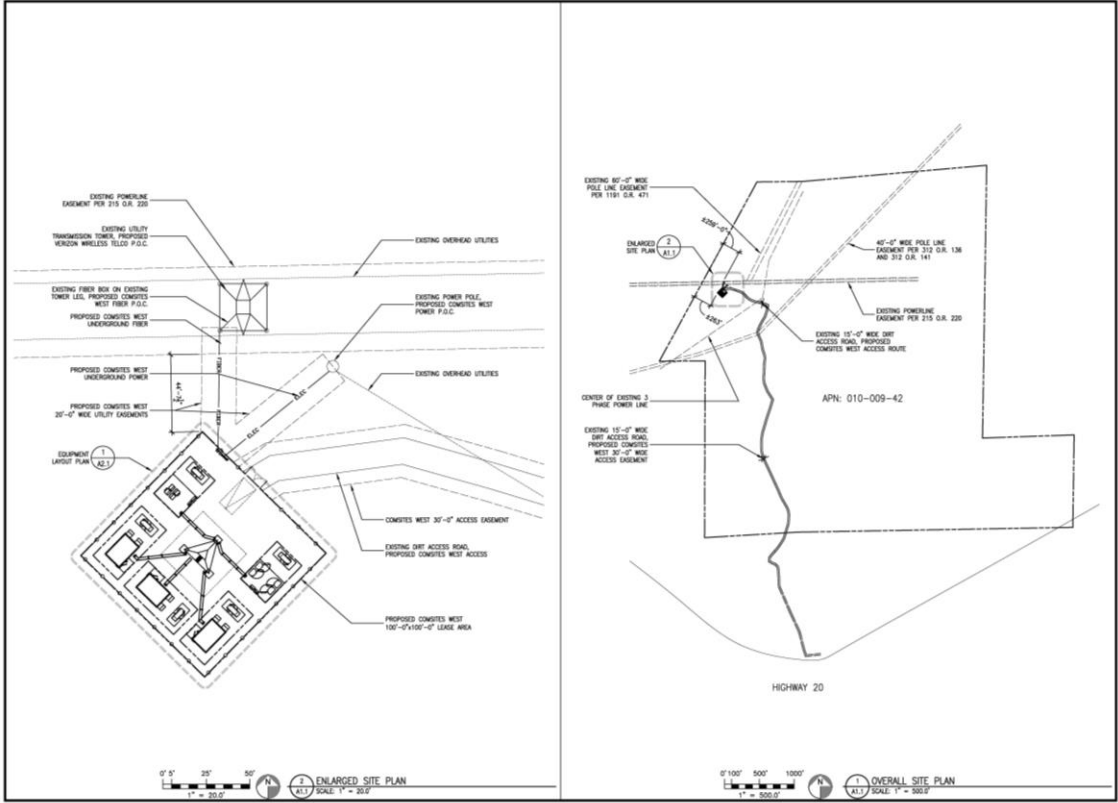
The applicant proposes to improve the existing access road/easement on APN 010-009-42 in certain locations. The existing roadway would be moved approximately 10’-15’ west of its current location.

The relocation of the roadway to these areas would improve the management of the roadway's drainage and would assist in the improvement of the long term viability of the access road for the Telecommunication Facility, the Yolo County Flood Control and Water Conservation District Station 312 High Voltage Facility and surrounding residents, including access by emergency personnel. In order to move the roadway 10'-15' to the west, approximately two (2) oak trees with a breast height diameter greater than five (5) inches would have to be removed. It should be noted during the Wye Fire of 2012 Cal Fire used this existing access road to bring in multiple pieces of large equipment such as fire trucks and graders to close proximity to the proposed Telecommunication Facility location.

Additionally, in connection with this revised tower design, CSW requested its environmental consultant, EarthTouch, Inc. (*the author of the original NEPA Report submitted to the County with the original planning application*), to evaluate the proposed increase in tower height with respect to any environmental review obligations under NEPA. According to the letter from EarthTouch, Inc., dated August 9, 2018, indicates that no further environmental reviews or actions, or consultations mandated by Section 106 of the National Historic Preservation Act related to this revised tower design are necessary to comply with the requirements of NEPA.



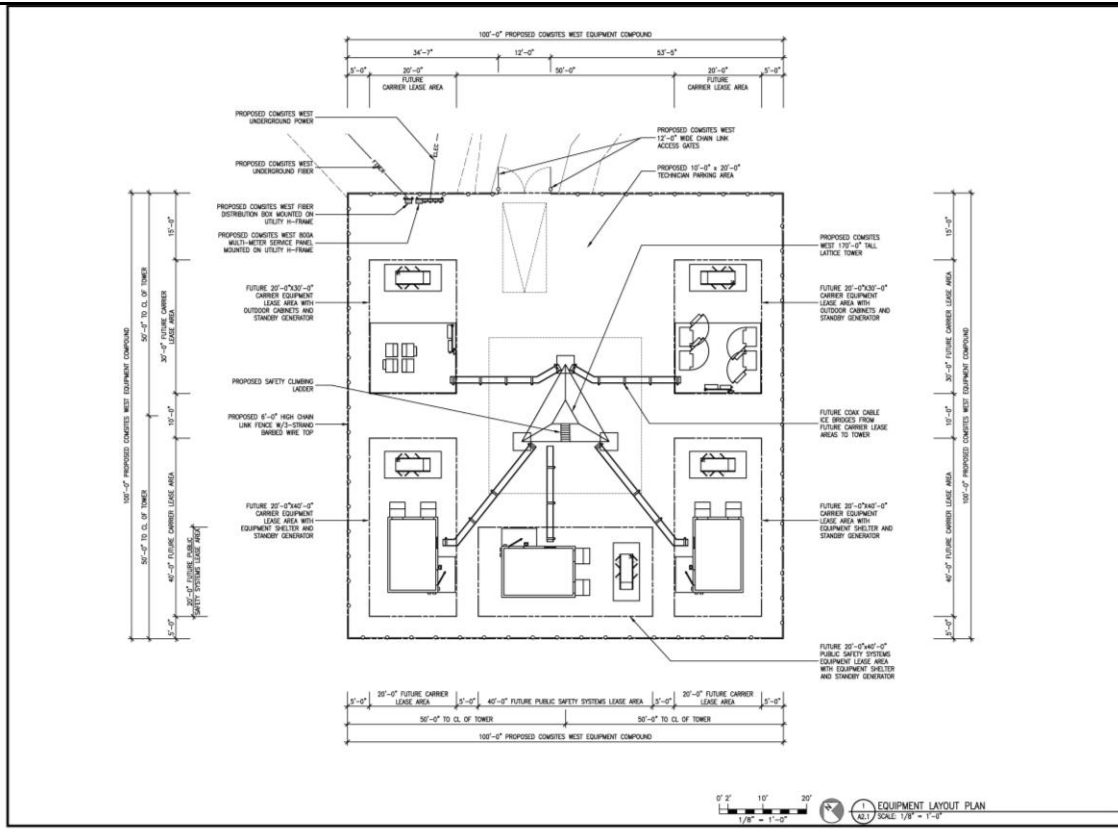




**MST ARCHITECTS**  
 2000 S. 10TH AVENUE, SUITE 100, DENVER, CO 80202  
 (303) 733-8888  
 www.mstarchitects.com

**COMSITES WEST**  
 2000 SITE (HWY 20)  
 CLEARLAKE OASIS, CA  
 SHEET TITLE: OVERALL & ENLARGED SITE PLANS

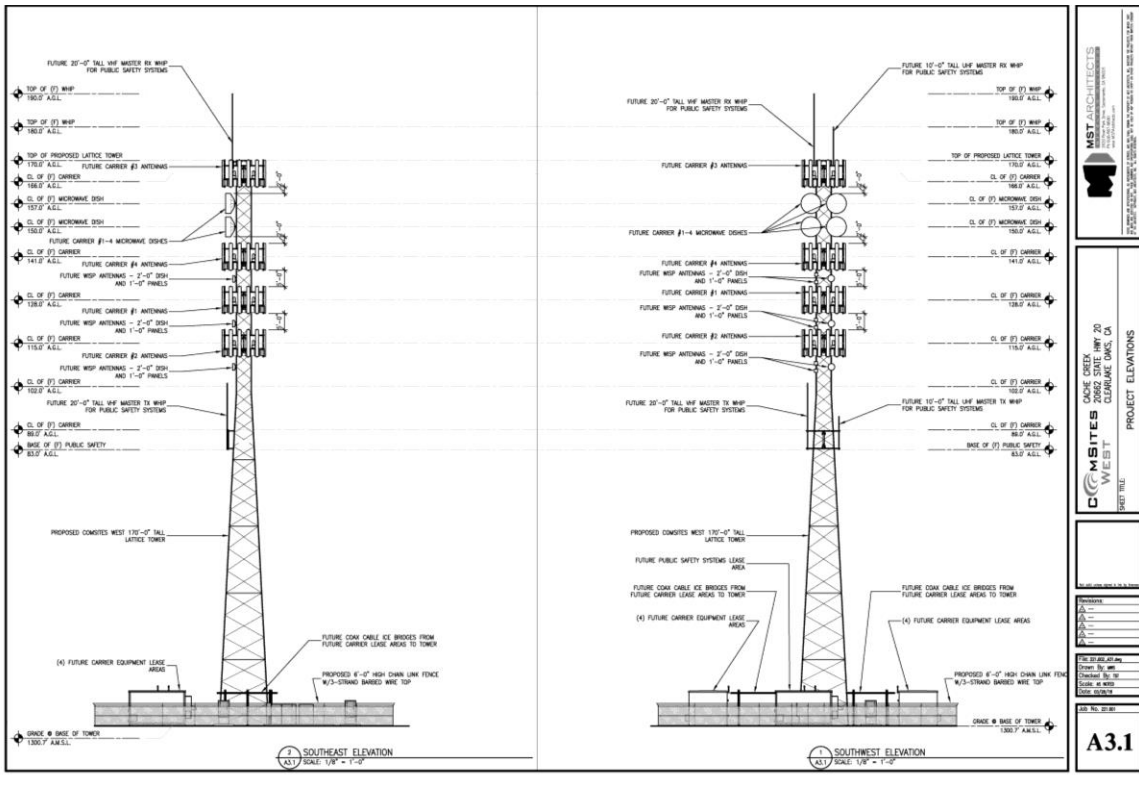
DATE: 08/18/10  
 DRAWN BY: JMS  
 CHECKED BY: JMS  
 SCALE: AS SHOWN  
 SHEET NO.: A1.1



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**COMSITES WEST**  
 2000 SITE (HWY 20)  
 CLEARLAKE OASIS, CA  
 SHEET TITLE: EQUIPMENT LAYOUT PLAN

DATE: 08/18/10  
 DRAWN BY: JMS  
 CHECKED BY: JMS  
 SCALE: AS SHOWN  
 SHEET NO.: A2.1



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**CMSITES WEST**  
 CACHE CREEK  
 20662 STATE HWY 20  
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 94608  
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**PROJECT ELEVATIONS**

**A3.1**

Aerial photograph showing the viewpoints for the photosimulations.



Photosimulation of the view looking southeast from New Long Valley Road, just north of Hwy 20.

**Cache Creek**  
20662 State Hwy 20  
Clearlake Oaks, CA 95423  
APN: 010-009-42

**CMSITES**  
WEST

**1**



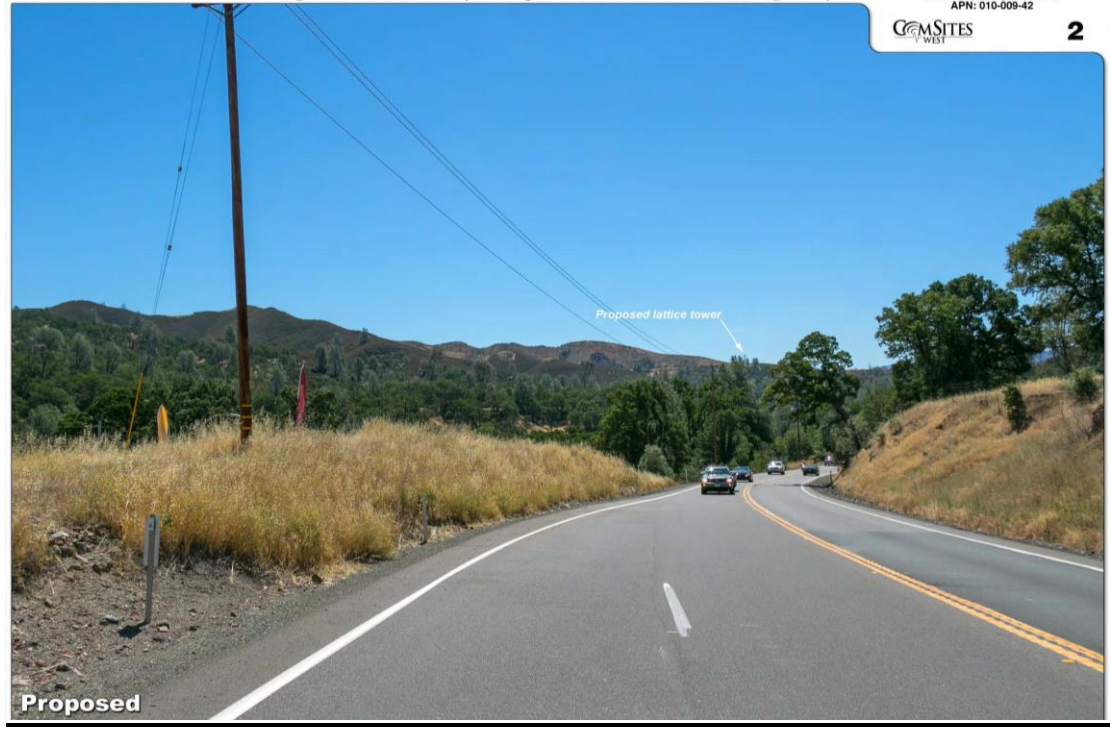
**Proposed**

Photosimulation of the view looking southeast from Hwy 20, a quarter mile south of New Long Valley Rd.

**Cache Creek**  
20662 State Hwy 20  
Clearlake Oaks, CA 95423  
APN: 010-009-42

**CMSITES**  
WEST

**2**



**Proposed**

Photosimulation of the view looking southeast from Hwy 20.

**Cache Creek**  
20662 State Hwy 20  
Clearlake Oaks, CA 95423  
APN: 010-009-42



**3**

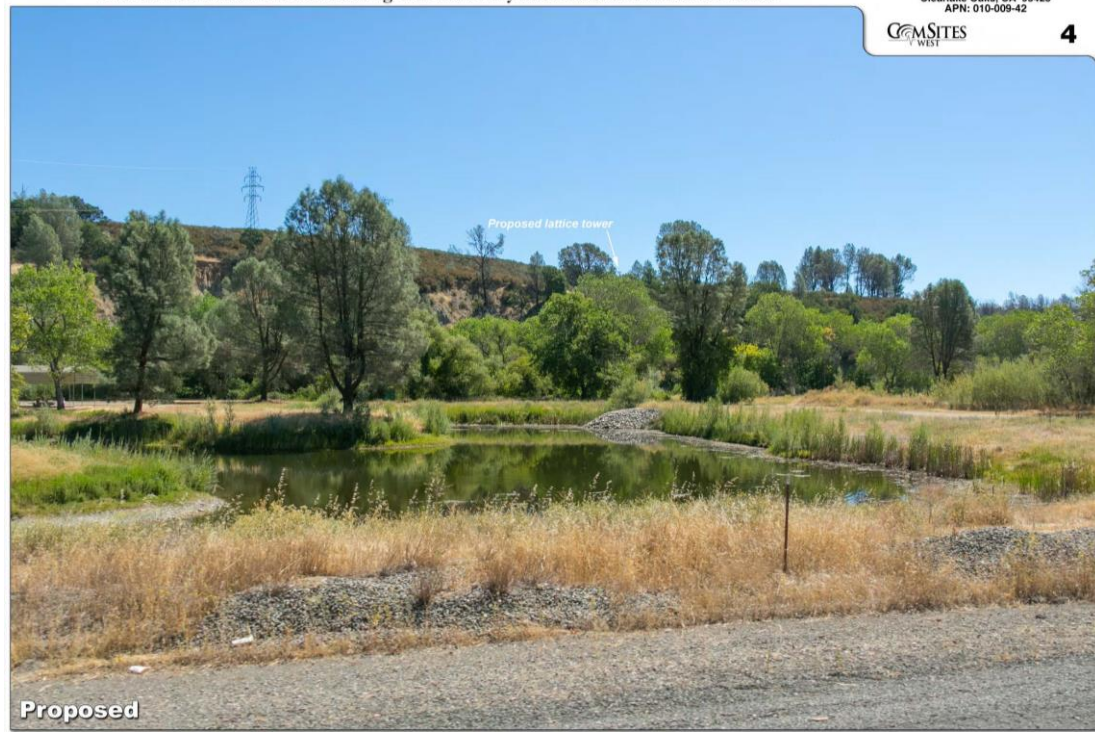


Photosimulation of the view looking east from Hwy 20 at the south end of the lakes.

**Cache Creek**  
20662 State Hwy 20  
Clearlake Oaks, CA 95423  
APN: 010-009-42



**4**



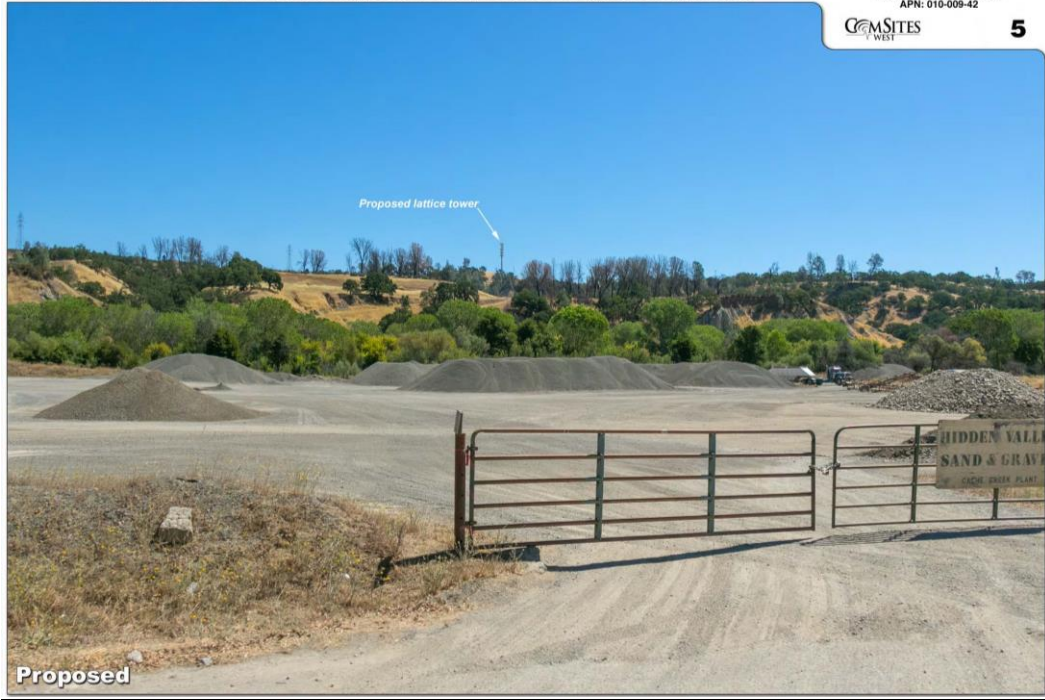


Photosimulation of the view looking northeast from Hwy 20 at the gate to the gravel pit.

Cache Creek  
20662 State Hwy 20  
Clearlake Oaks, CA 95423  
APN: 010-009-42

COMSITES  
WEST

5



Proposed

Photosimulation of the view looking northeast from Hwy 20.

Cache Creek  
20662 State Hwy 20  
Clearlake Oaks, CA 95423  
APN: 010-009-42

COMSITES  
WEST

6



Proposed

Photosimulation of the view looking north from Hwy 20.

**Cache Creek**  
20662 State Hwy 20  
Clearlake Oaks, CA 95423  
APN: 010-009-42

**COMSITES**  
WEST

**7**

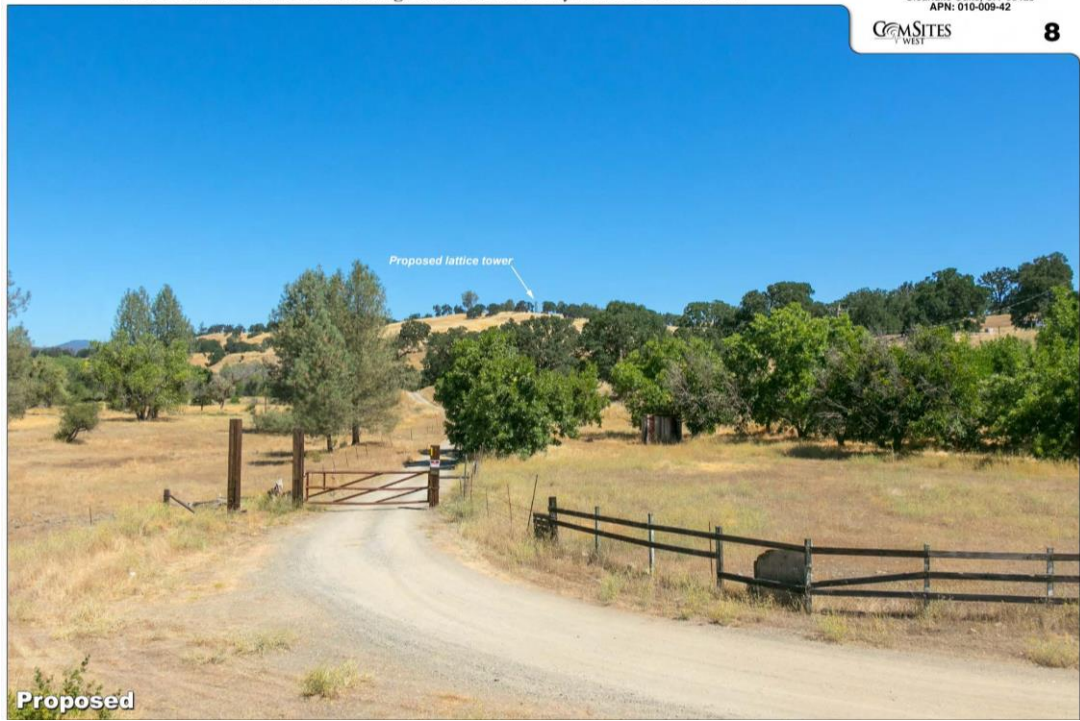


Photosimulation of the view looking northwest from Hwy 20 at the access road.

**Cache Creek**  
20662 State Hwy 20  
Clearlake Oaks, CA 95423  
APN: 010-009-42

**COMSITES**  
WEST

**8**



**11. Surrounding Land Uses and Setting: Briefly describe the project’s surroundings:**

The project site is located approximately 6.5 air miles southeast of Clearlake Oaks, Lake County, California and approximately one (1) mile north of State Highway 20, and is surrounded by grazing lands.

- North: The parcels to the north are zoned “APZ” Agricultural Preserve Zone and “O” Open Space. The parcel size range from approximately 70 to greater than 500 acres in size.
- South: The parcels to the south are zoned “RL” Rural Lands and “O” Open Space. The parcels size range from approximately 30 to greater than 400 acres in size.
- West: The parcels to the west are zoned “APZ” Agricultural Preserve Zone and “RL” Rural Lands. The parcel size range from approximately 20 to greater than 200 acres in size.
- East: The parcels to the east are zoned “RL” Rural Lands and “O” Open Space. The parcel size range from approximately 20 to greater than 150 acres in size.

**12. 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, has consultation begun?** 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 21083.3.2.) 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.

Requests for review of the project were sent to local tribes on June 8, 2022. During the review period, the Community Development Department did not receive any comments and/or concerns from the local tribes. Additionally, the local tribes will be notified when the Notice of Intent regarding the Mitigated Negative Declaration is sent out to various responsible Federal, State and local agencies, including area Tribes, for a 30 day review period in accordance with the California Environmental Quality Act.

**13. Other public agencies whose approval is required (e.g., Permits, financing approval, or participation agreement.):**

- Lake County Air Quality Management District
- Lake County Community Development Department
- Lake County Department of Environmental Health
- Lake County Department of Public Works
- California department of Transportation (Caltrans)
- California Department of Fish and Wildlife (DFW); includes but is not limited to a *Streambed Alteration Agreement*
- Central Water Regional Water Quality Control Board
- U.S Army Core of Engineers; includes but is not limited to the following *Permits for excavation & filing of Water of the U.S*

**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.

- |                                                                                      |                                                                                     |                                                                             |
|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| <input type="checkbox"/> <u>Aesthetics</u>                                           | <input type="checkbox"/> <u>Greenhouse Gas Emissions</u>                            | <input type="checkbox"/> <u>Population / Housing</u>                        |
| <input type="checkbox"/> <u>Agriculture &amp; Forestry</u>                           | <input checked="" type="checkbox"/> <b><u>Hazards &amp; Hazardous Materials</u></b> | <input type="checkbox"/> <u>Public Services</u>                             |
| <input checked="" type="checkbox"/> <b><u>Air Quality</u></b>                        | <input checked="" type="checkbox"/> <b><u>Hydrology / Water Quality</u></b>         | <input type="checkbox"/> <u>Recreation</u>                                  |
| <input checked="" type="checkbox"/> <b><u>Biological Resources</u></b>               | <input type="checkbox"/> <u>Land Use / Planning</u>                                 | <input type="checkbox"/> <u>Transportation / Traffic</u>                    |
| <input checked="" type="checkbox"/> <b><u>Cultural Resources</u></b>                 | <input type="checkbox"/> <u>Mineral Resources</u>                                   | <input checked="" type="checkbox"/> <b><u>Tribal Cultural Resources</u></b> |
| <input checked="" type="checkbox"/> <b><u>Geology / Soils</u></b>                    | <input checked="" type="checkbox"/> <b><u>Noise</u></b>                             | <input type="checkbox"/> <u>Utilities / Service Systems</u>                 |
| <input checked="" type="checkbox"/> <b><u>Mandatory Findings of Significance</u></b> |                                                                                     |                                                                             |

**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: June 9, 2022

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SIGNATURE

Mary Darby, 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**
<b>I. AESTHETICS</b> <i>Would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		<p>The project site is located approximately 6.5 air miles southeast of Clearlake Oaks, Lake County, California and approximately one (1) mile north of State Highway 20. The project site is located on a rural parcel with slopes that range from 15% to greater than 30% that have been previously used for grazing lands. The proposed tower is approximately 170 foot, with an additional 20 foot tall VHF Master RX Whip for Public Safety, bringing the total height to 190 feet.</p> <p>Scenic vistas within the vicinity of the project site include uniquely shaped rocks, dominant hills, mountains or canyons, vegetative features (including significant stands of trees, colorful variety of wildflowers or plants) and pastoral lands (farms, pastures, vineyards, orchards, etc.) as identified in the <i>Shoreline Community Area Plan (2009)</i>.</p> <p>Once constructed, the proposed antenna may be visible to motorists and adjacent residents. Due to the rate at which motorists travel along State Highway 20, 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 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 and Shoreline Community Area Plan Policy 5.4.5a. Additionally, the proposed tower would be designed similar to the existing overhead power line with lattice towers and ground equipment.</p> <p>The applicant can disguise the tower to make it look like a tree. However a 'tree' sitting alone on a hilltop would potentially look worse than the actual tower, given its height of 170' (plus a 20' tall whip antenna) on a site that is</p>	1, 2, 3, 4, 5, 6, 7, 8, 45

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>devoid of other trees, and is on a hill top.</p> <p>Visual simulations were conducted from eight (8) locations along State Highway 20, representing views from public vantage points. As shown in the simulations (Photos 1-9 above), due to the topography of the surrounding area, existing vegetative screening, and viewing distance, the public views of the proposed tower would be partially to greatly screened. Therefore, the proposed antenna would not substantially degrade the visual quality of the area or degrade views of a scenic vista.</p> <p><b>Less Than Significant Impact</b></p>	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		<p>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.</p> <p><b>Less than Significant Impacts</b></p>	1, 2, 3, 4, 5, 6, 7, 8, 45
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X		<p>As proposed, the project would not substantially degrade the existing visual character and/or quality of the site and its surroundings given the tower's location, the terrain, and tree coverage closer to the highway that will partially obscure views of the top of the hill where the tower would be located.</p> <p><b>Less than Significant Impact</b></p>	1, 2, 3, 4, 5, 6, 7, 37, 43, 45
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X		<p>The project is not anticipated to create additional light or glare. Non-glare paints shall be used on the structure and all lighting requirements shall adhere to the following:</p> <ul style="list-style-type: none"> <li>• 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: <a href="http://www.darksky.org">www.darksky.org</a> and provisions of section 21.41.8 of the Zoning Ordinance.</li> <li>• Any exterior lighting, except as required for FAA regulations for airport safety, shall be manually operated and used only during night maintenance checks or in emergencies. The lighting shall be constructed or located so that only the intended area is illuminated and off-site glare is fully controlled.</li> </ul> <p><b>Less than Significant Impact</b></p>	1, 2, 3, 4, 5, 6, 7, 8, 45

**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:*

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 undeveloped and/or developed with single family dwellings, ranches and grazing/agricultural land. Additionally, there is a commercial rock quarry along State Highway 20. No impacts to farmland would occur with construction of the proposed antenna.  <b>Less than Significant Impact</b>	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 25, 45
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X		Currently, the zoning designation is "APZ-FF-WW-SC" Agricultural Preserve Zone – Floodway Fringe – Waterway –Scenic Combining. Even though the proposed project is located on agriculturally zoned lands containing a <i>Williamson Act Contract</i> , the site is currently not being used for agricultural uses. In addition, the placement of the antenna will not conflict with potential agricultural uses. Further, approval of the Major Use Permit will ensure consistency with the County of Lake General Plan, Shoreline Communities Area Plan and the County of Lake Zoning Ordinance as a Telecommunication Facility is permitted in the "APZ" - Agricultural Preserve Zone upon issuance of a Major Use Permit (Article 27.11(ar) Table B of the County of Lake Zoning Ordinance)  <b>Less than Significant Impact</b>	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 25, 45
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	As proposed, the project will not conflict with existing zoning and/or cause the rezoning of forest lands and/or timberlands, including timberlands in production.  <b>No Impact</b>	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 25, 45
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	The project would not result in the loss or conversion of forest land to a non-forest use.  <b>No Impact</b>	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 25, 45
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	<b>See Section II (a) above.</b> As proposed, this project would not induce changes to existing Farmland that would result in its conversion to non-agricultural use.  <b>No Impact</b>	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 25,45
<b>III. AIR QUALITY</b>						
<i>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.</i>						
<i>Would the project:</i>						
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.  <b>Less than Significant with the Incorporated Mitigation Measures:</b>	1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 21, 23, 27, 30, 36, 37, 38, 43



IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p><b>AQ-1: 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.</b></p> <p><b>AQ-2: 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 dust does not leave the property.</b></p> <p><b>AQ-3: 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.</b></p> <p><b>AQ-4: 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.</b></p> <p><b>AQ-5: All vehicles shall be restricted to a five (5) MPH Speed Limit on the existing access easement located off of State Highway 20.</b></p>	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X			<p>The inclusion of mitigation measures AQ-1 through AQ-5 will decrease potential air quality impacts to 'less than significant' levels.</p> <p><b>Mitigation: implement MMs AQ-1 through AQ-5.</b></p>	1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 21, 23, 27, 30, 36, 37, 38, 43
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?				X	<p>The County of Lake is in attainment of state and federal ambient air quality standards.</p> <p><b>No Impact</b></p>	1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 21, 23, 27, 30, 36, 37, 38, 43
d) Expose sensitive receptors to substantial pollutant concentrations?		X			<p>Sensitive receptors in the area include adjacent residents. As described in Section III (a) above, with implementation of mitigation measures air quality impacts are anticipated to be less than significant.</p> <p><b>Less than Significant with the Incorporated Mitigation Measures.</b> <b>Mitigation: Implement MMs AQ-1 through AQ-5.</b></p>	1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 21, 23, 27, 30, 36, 37, 38, 43
e) Create objectionable odors affecting a substantial number of people?				X	<p>This project is not anticipated to generate any odors.</p> <p><b>No Impact</b></p>	1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 21, 23, 27, 30, 36, 37, 38, 43

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<b>IV. BIOLOGICAL RESOURCES</b> <i>Would the project:</i>						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, 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?		X			<p>A review of the California Natural Diversity Database (CNDDDB) shows that the project site may contain sensitive species; however, the access roadway/easement is existing and would be improved and the area to be developed within the parcel appears to be outside the sensitive species area.</p> <p>A letter from Jacobszoon &amp; Associates, Inc. (Natural Resource Planning &amp; Management) dated May 7, 2018 indicates the project is located on Long Branch Drive, which is approximately one (1) mile to the northeast of State Highway 20 and approximately four (4) miles east of the junction of State Highway 20 and 53.</p> <p>An onsite Biological Assessment for the species known as Colusa Layia (<i>Layia Septentrionalis</i>) and the Foothill Yellow-Legged Frog (<i>Rana Boylii</i>) was conducted on April 20, 2018 in the areas impacted by the proposed re-alignment of Long Branch Drive and at the proposed crossing site of Middle Creek.</p> <p>Foothill Yellow-Legged Frog is a Candidate Species for State Threatened listing and are found in or near rocky streams with riffles and sunny banks in a variety of habitats from sea level to approximately 6,300 feet in elevation. Yellow-Legged Frogs require shorelines with dense, overhanging vegetation such as willow trees.</p> <p>Colusa Layia (<i>Layia Septentrionalis</i>) is an annual herb that blooms during April and May. It grows in sandy, serpentine chaparral, cismontane woodland, and valley and foothill grassland. It has a California Native Plants Species (CNPS) Rare Plant Rank of 1B, which is rare or endangered in California and elsewhere and no state of federal listing.</p> <p>According to the letter from EarthTouch, Inc., dated August 9, 2018, indicates that no further environmental reviews or actions, or consultations mandated by Section 106 of the National Historic Preservation Act related to this revised tower design are necessary to comply with the requirements of NEPA.</p> <p><b><u>Proposed Crossing Site of Middle Creek:</u></b> Middle Creek was surveyed for suitable habitat and the presence/absence of Foothill Yellow-Legged Frog, approximately 300 feet upstream and downstream from the proposed crossing. According to the Biological Assessment and the CNDDDB, the Foothill yellow-Legged Frog are located approximately 1,000 feet south in the North Fork Cache Creek and in Grizzly Creek. At the time of the survey, it was noted that the flow in Middle Creek was low (less than 2 inches) to no flow in most areas. There were no pool formations and was mostly shallow riffles. The stream channels are wide, with fine sand, gravel and cobble size rocks. The streambanks are fairly open and sunny with very few trees providing shade. There were no willows along the streambanks. Additionally, there were no Foothill Yellow-Legged Frog egg masses observed during the survey. According to the Biological Assessment, Middle Creek may not a suitable habitat for the Foothill Yellow-Legged Frog.</p> <p><b><u>California Department of Fish and Wildlife:</u></b> According to a letter dated August 10, 2018 and an email dated November 20, 2018 from the California Department of Fish and Wildlife, North Central Region, the applicant has applied for a Notification of a Lake or Streambed Alteration Notification on August 9, 2018 for the Middle Creek Crossing. The track number for this project is 1600-2018-0234-R2.</p>	1, 2, 3, 4, 5, 6, 9, 10, 11, 15, 17, 18, 19, 20, 21, 40

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p><b><u>Proposed Re-alignment of Long Branch Drive:</u></b> A Botanical Survey along the proposed re-alignment of Long Branch Drive was conducted on April 20, 2018. The survey specifically targeted the species <i>Colusa layia</i> during its blooming period. The proposed road alignment is located within Valley and Foothill Grassland and Oak Woodland. The soil in the project area is not sandy nor serpentinite. According to the Botanical Survey, neither <i>Colusa layia</i> nor its habitat was observed.</p> <p><b><u>Oak Removal:</u></b> The proposed project proposed to remove two (2) live Oak trees (<i>Quercus Agrifolia</i>) over five (5) feet DBH within Oak Woodland and valley and Foothill Grasslands to re-align approximately 685 feet of Long Branch Drive</p> <p>This use permit approval shall not become effective, operative, vested or final until the applicant the California Department of Fish &amp; Wildlife filing fee shall be submitted as required by California Environmental Quality Act (CEQA) statute, Section 21089(b) and Fish and Game Code Section 711.4. The fee should be submitted to the Community Development Department within five (5) days of approval of the mitigated negative declaration.</p> <p>Prior to the issuance of any permits, the applicant shall obtain and maintain all necessary permits from the California Department of Fish and Wildlife. Once the applicant has obtained the necessary permits, applicant shall submit a copy of said permits to the Community Development within 30 days.</p> <p><b>Less than Significant with the Incorporated Mitigation Measures</b></p> <p><b>Mitigations Measures:</b> <b>BIO -1: Prior to construction and/or any ground disturbance, the applicant shall have a qualified Biologist conduct a training session for all construction crew personnel. The training shall include a discussion of the sensitive biological resources within the project site and the potential presence of special status species, which shall include a discussion of special status species habitats, protections measures to ensure species are not impacted by project activities, project boundaries, penalties for noncompliance and all conditions of approval. All employees shall be trained prior to being granted project site access.</b></p> <p><b>BIO -2: Prior to the construction and/or any ground disturbance, a pre-survey shall be conducted by a qualified biologist for the proposed creek crossing site for the Foothill Yellow-Legged Frog. Said survey shall include the following:</b></p> <ul style="list-style-type: none"> <li>• Survey shall be conducted within seven (7) days prior to initiation of any work.</li> <li>• Survey shall be restricted to the stream channels, including upland areas to detect migrating frogs. <ul style="list-style-type: none"> <li>○ If any Foothill Yellow-Legged Frog are found within the survey area and/or the construction disturbance zones, the applicant shall halt all construction activities and contact the CDFW immediately and site-specific mitigations measure shall be developed to avoid take, including minimizing disturbance to the Foothill Yellow-Legged Frog.</li> <li>○ If no frogs are detected during the pre-construction and/or ground disturbance areas, construction related activities may proceed without further requirements.</li> </ul> </li> <li>• The designated Biologist shall remain onsite daily while construction and/or ground disturbance activities are taking place to minimize any potential impacts to the Foothill Yellow-</li> </ul>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p><b>Legged Frog.</b></p> <p><b>BIO-3:</b> Prior to the construction and/or any ground disturbance, the applicant shall submit the Pre-Construction Survey Report and Daily On-site Monitoring Reports to the CDFW within thirty (30) days of reviewing final report. Additionally, a copy shall be submitted to the Community Development Department within 30 days of obtain such report.</p> <p><b>BIO-4:</b> Any oak tree larger than five (5) inches in diameter at breast height (DBH) that is removed as part of the project shall be replanted/replaced at a ratio of three (3) to one (1) for each oak tree removed. Any replanted/replaced oak tree shall be monitored until permanently established in accordance.</p> <ul style="list-style-type: none"> <li>• An <u>Oak Mitigation Plan</u> shall be submitted to the Community Development Department for review and approval. Said plan shall identify trees to be removed including size of tree, a replanting schedule, Plant Protection Plan, Irrigation Plan and take into account the current drought conditions and optimal time for planting.</li> <li>• Tress shall be monitored for a minimum of three (3) years and maintained an 80% survival rate. If the survival rate drops below 80%, applicant shall replace and/or replant additional tress. If necessary, changes shall be made to the Oak Mitigation Plan.</li> </ul> <p><b>Less Than Significant Impacts with mitigation measures BIO-1 through BIO-4 added.</b></p>	
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			<p>There is some potential for impacts to the biological structure of the site based on the Biological Study that was submitted. Mitigation Measures BIO-1 through BIO-4 will bring potential impacts to “Less than significant” levels.</p> <p><b>Less Than Significant with mitigation measures BIO-1 through BIO-4 added.</b></p>	1, 2, 3, 4, 5, 6, 9, 10, 11, 15, 17, 18, 19, 20, 21, 40
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X		<p>There are no federally protected wetlands on the subject site.</p> <p><b>Less Than Significant Impact</b></p>	1, 2, 3, 4, 5, 6, 9, 10, 11, 15, 17, 18, 19, 20, 21, 40
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		<p>The tower enclosure is 100’ x 100’ feet in size. The parent property is 505 acres, and is large enough to allow migratory movement to occur outside of the enclosure.</p> <p><b>Less Than Significant Impact</b></p>	1, 2, 3, 4, 5, 6, 9, 10, 11, 15, 17, 18, 19, 20, 21, 40
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		<p>There are no tree preservation policies or other conservation plans that affect this property. The applicant will remove two mature oak trees to accommodate the tower.</p> <p><b>Less Than Significant Impact</b></p>	1, 2, 3, 4, 5, 6, 9, 10, 11, 15, 17, 18, 19, 20, 21, 40

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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.  <b>No Impact</b>	1, 2, 3, 4, 5, 6, 9, 10, 11, 15, 17, 18, 19, 20, 21, 40
<b>V. CULTURAL RESOURCES</b> <i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?		X			<p>An Archeology Study for the Cache Creek Project, - ComSites West Site NO: CA – 014, located at 20662 State Highway 20, Clearlake Oaks, CA prepared by Historic Resource Associates of El Dorado Hills, CA (April 2017) and Revised in February 2018.</p> <p>A record search was conducted on August 26, 2016 at the Northwest Information Center in Rohnert Park, CA. It was determined one Cultural Resource Study had been conducted with a half mile of the project area by Wirth Environmental Services ( 1985 #S-08729) which may have encompassed a portion of the project area, but it was a linear, above-ground reconnaissance. There were two (2) pre-historic archaeological sites recorded with an approximately within one-half mile of the project area. There were no historic architectural properties identified within one-half mile of the project location in federal and state inventories.</p> <p>A field investigation was conducted within the project area, walking one- meter to five-meter transects. The project area occupies a gently sloping ridgeline about one mile north of State Route 20. Access to the site is via a gravel and dirt road. The project area has been used for livestock grazing for over 100 years, and signs of past wildfires were evident in the project vicinity. A portion of the project site is developed with a Pacific Gas &amp; Electric Company (PG&amp;E) 3-phase power line and electrical equipment.</p> <p>During the field survey of the project location, no prehistoric or historic archaeological sites, features, or artifacts were discovered in the direct project area, nor were any historic buildings, structures, or objects identified. Thus, no historic properties will be affected, directly or indirectly, by the proposed project. Based upon the soil, stratigraphy, upland topography, past disturbances and the result of the record search, the probability of encountering buried archaeological deposits is relatively low.</p> <p>In keeping with CEQA Guidelines, if archaeological resources are uncovered during construction, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds [§15064.5(f)].</p> <p><b>Less than Significant with the Incorporated Mitigation Measure.</b></p> <p><b>Mitigation Measures:</b></p> <p><b>CUL-1: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), and the culturally-affiliated Tribe shall be notified, and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, they shall be treated in accordance with Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.</b></p> <p><b>CUL-2: All employees shall be trained in recognizing potentially</b></p>	1, 2, 3, 4, 5, 17, 18, 20, 21, 44

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the culturally-affiliated Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.</p> <p><b>Less Than Significant with mitigation measures added.</b></p>	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?			X		<p>The relatively small footprint of the tower and its enclosure is not anticipated to cause any culturally-related issues by unearthing relics, artifacts or remains. Conditions CUL-1 and CUL-2 are intended to provide a clear path to respectful removal of any artifacts that may be uncovered during site disturbance.</p> <p><b>Less Than Significant Impact</b></p>	1, 2, 3, 4, 5, 17, 18, 20, 21, 44
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		<p>There were no unique paleontological resources or geologic features discovered during the cultural study for this site.</p> <p><b>Less Than Significant Impact</b></p>	1, 2, 3, 4, 5, 17, 18, 20, 21, 44
d) Disturb any human remains, including those interred outside of formal cemeteries?		X			<p>There were no indicators that the site may contain human remains. If any are discovered during site disturbance, the applicant shall notify the County, the Sheriff's Department, the affected Tribe, and an archaeologist to respectfully re-inter any remains that may be discovered in the unlikely event of discovery during site disturbance.</p> <p><b>Mitigation Measure:</b>  <b>CUL-3: In the event that human remains are uncovered during site disturbance, the applicant's contractors shall (1) notify the affected Tribe; (2) contact an archaeologist to supervise the removal; (3) contact the Lake County Sheriff's Office, and (4) contact the Lake County Planning Department. Any remains found shall be re-interred by the affected Tribe.</b></p> <p><b>Less Than Significant with mitigation measures CUL-1 through CUL-3 added.</b></p>	1, 2, 3, 4, 5, 17, 18, 20, 21, 44
<b>VI. GEOLOGY AND SOILS</b> <i>Would the project:</i>						
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> <li>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.</li> <li>ii) Strong seismic ground</li> </ul>			X		<p><u>Earthquake Faults</u>  The project site is not within an Earthquake Fault Zone as established by the California Geological Survey in accordance with the Alquist-Priolo Earthquake Fault Zoning Act. The proposed project would not expose people or structures to substantial adverse effects due to earthquakes.</p> <p><u>Seismic Ground Shaking and Seismic-Related Ground Failure, including liquefaction.</u>  Lake County contains numerous known active faults. Future seismic events in the Northern California region can be expected to produce seismic ground shaking at the site. Risks related to ground shaking, ground failure, and liquefaction would not be increased as a result of this project.</p> <p><u>Landslides</u>  According to the Lawrence Livermore landslide map series for Lake County, 1979, the area is considered generally stable with a marginal landslide risk. The development of a telecommunication tower would not result in an increased risk of landslides at this area.</p>	1, 2, 3, 4, 5, 9, 10, 11, 23, 24, 25, 26, 30, 31, 32, 36, 37, 38, 39, 40, 45

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?						
b) Result in substantial soil erosion or the loss of topsoil?		X			<p>Grading activities associated with project development have the potential to result in substantial erosion and loss of topsoil. According to the soil survey of Lake County, prepared by the U.S.D.A, the soil within the project is as follows</p> <ul style="list-style-type: none"> <li>• <u>Bally-Phipps complex; 15-30% slopes (107)</u>: This soil classification is deep and well drained. The permeability is slow with a water capacity of approximately five to seven inches. The surface runoff is rapid and the hazard of erosion is moderate to severe. The shrink-swell potential is moderate.</li> <li>• <u>Phipps "complex, 5-15% slopes (195)</u>: This soil classification is deep and well drained. The permeability is slow with a water capacity of approximately six to 12 inches. The surface runoff is rapid and the hazard of erosion is moderate to severe. The shrink-swell potential is moderate to high.</li> <li>• <u>Riverwash, 0-10% slopes (199)</u>: This map unit is an active stream channel. The runoff is very slow to rapid and the hazard of erosion is very severe depending on water velocity. River wash is used mainly a wildlife habitat and as a source of sand and gravel.</li> <li>• <u>Xerofluvents - Riverwash complex, 0-2% slopes (249)</u>: This map unit is on narrow flood plains adjacent to stream channels and in active stream channels. The surface runoff is very slow and there is no hazard of erosion, except along the streams where there is severe streambank erosion during high-intensity storms. These soils are subject to frequent flooding in winter and spring.</li> </ul> <p>If greater than fifty (50) cubic yards of soils are 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.</p> <p><b>Less than Significant with the incorporated Mitigation Measure.</b></p> <p><b><u>Mitigation Measure:</u></b>  <b>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.</b></p>	1, 2, 3, 4, 5, 9, 10, 11, 23, 24, 25, 26, 30, 31, 32, 36, 37, 38, 39, 40, 45

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 there is a less than significant chance of landslide, subsidence, liquefaction or collapse as a result of the project. Nevertheless, activities associated with this project have potential to elevate risk of landslide, subsidence, liquefaction or collapse. Additionally, improper earthwork resulting in erosion has the potential to induce localized subsidence or earth movement.  <b>Less than significant with the incorporated Mitigation Measure GEO-1.</b>	1, 2, 3, 4, 5, 9, 10, 11, 23, 24, 25, 26, 30, 31, 32, 36, 37, 38, 39, 40, 45
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial 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 Bally-Phipps complex (107) and Phipps complex (195) have a shrink-swell potential of moderate to high whereas River-wash, (199) and Xerofluvents – River-wash complex (249) have no known shrink-swell potential. The effects of shrinking and swelling may be reduced by backfilling with material that has a low shrink-swell potential.  <b>Less Than Significant Impact</b>	1, 2, 3, 4, 5, 9, 10, 11, 23, 24, 25, 26, 30, 31, 32, 36, 37, 38, 39, 40, 45
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 tanks are proposed or needed for the project as proposed.  <b>No Impact</b>	1, 2, 3, 4, 5, 9, 10, 11, 22, 23, 24, 25, 35, 36,
<b>VII. GREENHOUSE GAS EMISSIONS</b> <i>Would the project:</i>						
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.  <b>Less than Significant Impact</b>	1, 2, 3, 4, 5, 11, 12, 12, 20, 21, 22, 45
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	This project would not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions.  <b>No Impact</b>	1, 2, 3, 4, 5, 11, 12, 12, 20, 21, 22, 45
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS</b> <i>Would the project:</i>						
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.  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.  <b>Less than Significant Impact</b>	1, 2, 3, 4, 5, 9, 10, 11, 12, 20, 21, 26, 27, 30, 31, 37, 38, 39, 43, 45



IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 will not house hazardous materials with the possible exception of fuel for the emergency backup generator. The application materials submitted show an enclosed vault that will be suited for storage of supplies needed to maintain the tower. Any flammable materials shall be kept in a manner that they will not be readily exposed to heat or other combustible sources, and shall be kept in a secured area.  <b>Less Than Significant Impact</b>	1, 2, 3, 4, 5, 9, 10, 11, 12, 20, 21, 26, 27, 30, 31, 37, 38, 39, 43, 45
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.  <b>No Impact</b>	1, 2, 3, 4, 5, 9, 10, 11, 12, 20, 21, 26, 27, 30, 31, 37, 38, 39, 43, 45
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, California Department of Toxic Substance, and Control State Resources Water Control Board.  <b>No Impact</b>	1, 2, 3, 4, 5, 9, 10, 11, 12, 20, 21, 26, 27, 30, 31, 37, 38, 39, 43, 45
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 for people residing or working in the project area?				X	Project is not located within an airport land use plan or within two (2) miles of an airport.  <b>No Impact</b>	1, 2, 3, 4, 5, 9, 10, 11, 12, 20, 21, 26, 27, 30, 31, 37, 38, 39, 43, 45
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X	Project is not located approximately two miles from a private airstrip. No impact identified.  <b>No Impact</b>	1, 2, 3, 4, 5, 9, 10, 11, 12, 20, 21, 26, 27, 30, 31, 37, 38, 39, 43, 45
g) 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 would comply with all local and state emergency access requirements.  <b>No Impact</b>	1, 2, 3, 4, 5, 9, 10, 11, 12, 20, 21, 26, 27, 30, 31, 37, 38, 39, 43, 45
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X		The project site is located within the State Responsibility Area. However, the project will not increase the public's risk to damage from a wildland fire.  <b>Less than Significant Impact</b>	1, 2, 3, 4, 5, 9, 10, 11, 12, 20, 21, 26, 27, 30, 31, 37, 38, 39, 43, 45
<b>IX. HYDROLOGY AND WATER QUALITY</b> <i>Would the project:</i>						
a) Violate any water quality standards or waste discharge requirements?		X			The project site is relatively flat to fairly steep and not within a special flood hazard area. Vegetation removal and site grading and/or development activities have the potential to result in erosion and sediment loss if the site is not properly	1, 2, 3, 4, 5, 6, 7, 8, 9, 15, 16, 19, 20, 21, 22, 23, 31, 32,

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>managed.</p> <p>The access to the project site through the existing 50 foot wide utility easement, requires the crossing of Middle Creek as indicated in Site Plan A1.1 dated November 20, 2018, an email dated November 20, 2018 and a letter dated August 10, 2018 from the California Department of Fish and Wildlife. Therefore, the applicant shall obtain and maintain all necessary Federal, State and local agencies permits.</p> <p>If development activities will occur on over one (1) acre of new disturbance, the project will require coverage under a <u>Construction General Permit for Storm Water Management</u>, including a <u>Storm water Pollution Prevention Plan (SWPPP)</u>.</p> <p>Prior to the issuance of any permits, the applicant shall submit written verification to the Community Development Department that all requirements California Valley Regional Water Quality Control Board have been met.</p> <p><b>Less than Significant with the Incorporated Mitigation Measure; Implementation of Mitigation Measures GEO-1 and BIO-1 through BIO-4.</b></p>	36, 37, 38, 39, 40, 43, 45
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?			X		<p>As proposed, the project would not substantially deplete ground water supplies or interfere substantially with groundwater recharge.</p> <p><b>Less than Significant Impact</b></p>	1, 2, 3, 4, 5, 6, 7, 8, 9, 15, 16, 19, 20, 21, 22, 23, 31, 32, 36, 37, 38, 39, 40, 43, 45
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on-site or off-site?		X			<p>There is the potential that the construction activities, including the presence of equipment in the creek, could temporarily alter the flow of Middle Creek and/or increase the amount of surface runoff to the creek. The applicant shall use the creek crossing when the creek is at the lowest point of flow.</p> <p><b>Less than Significant with the Incorporated Mitigation Measures: GEO-1; BIO-1 through BIO-4.</b></p>	1, 2, 3, 4, 5, 6, 7, 8, 9, 15, 16, 19, 20, 21, 22, 23, 31, 32, 36, 37, 38, 39, 40, 43, 45
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?			X		<p>The relatively small footprint of the enclosure for the cell tower (100' x 100') will have minimal impact to the on-site drainage patterns. The applicant has provided engineered drawings that show drainage control measures, which are adequate for this project.</p> <p><b>Less Than Significant Impact</b></p>	1, 2, 3, 4, 5, 6, 7, 8, 9, 15, 16, 19, 20, 21, 22, 23, 31, 32, 36, 37, 38, 39, 40, 43, 45
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?		X			<p>The relatively small footprint of the enclosure for the cell tower (100' x 100') will have minimal impact to the on-site drainage patterns. The applicant has provided engineered drawings that show drainage control measures, which are adequate for this project.</p> <p><b>Less Than Significant Impact</b></p>	1, 2, 3, 4, 5, 6, 7, 8, 9, 15, 16, 19, 20, 21, 22, 23, 31, 32, 36, 37, 38, 39, 40, 43, 45

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
f) Otherwise substantially degrade water quality?				X	As proposed, the project would not substantially degrade water quality.  <b>No Impact</b>	1, 2, 3, 4, 5, 6, 7, 8, 9, 15, 16, 19, 20, 21, 22, 23, 31, 32, 36, 37, 38, 39, 40, 43, 45
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X	The project is not located within a 100-year flood zone.  <b>No Impact</b>	1, 2, 3, 4, 5, 6, 7, 8, 9, 15, 16, 19, 20, 21, 22, 23, 31, 32, 36, 37, 38, 39, 40, 43, 45
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X	The tower site is not within a flood hazard area.  <b>No Impact</b>	1, 2, 3, 4, 5, 6, 7, 8, 9, 15, 16, 19, 20, 21, 22, 23, 31, 32, 36, 37, 38, 39, 40, 43, 45
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X	The project site contains storage ponds for the existing water treatment facility, however, construction of the cellular tower would not expose people or structures to flooding.  <b>No Impact</b>	1, 2, 3, 4, 5, 6, 7, 8, 9, 15, 16, 19, 20, 21, 22, 23, 31, 32, 36, 37, 38, 39, 40, 43, 45
j) Inundation by seiche, tsunami, or mudflow?				X	The project site is not located in an area of potential inundation by seiche or tsunami. In addition, the soils at the project site are relatively stable; therefore there is minimal potential to induce mudflows.  <b>No Impact</b>	1, 2, 3, 4, 5, 6, 7, 8, 9, 15, 16, 19, 20, 21, 22, 23, 31, 32, 36, 37, 38, 39, 40, 43, 45
<b>X. LAND USE AND PLANNING</b> <i>Would the project:</i>						
a) Physically divide an established community?				X	The project site has been previous disturbed and/or used for agricultural purposes. As proposed, the proposed Communication Tower Facility would not divide a community.  <b>No Impact</b>	1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 13, 19, 20, 21, 22, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 39, 45
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning			X		This project is consistent with the <i>Lake County General Plan</i> , the <i>Shoreline Communities Area Plan</i> (see applicable goals and policies below) and the <i>Lake County Zoning Ordinance</i> , which allows the construction of a Communication Tower Facility on parcels zoned "APZ" Agriculture Preserve with the approval by the Planning Commission of a Major Use Permit (see Article 27.11(ar), Table B) of the Zoning Ordinance).	1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 13, 19, 20, 21, 22, 26, 27, 28, 29, 30, 31, 32, 33, 34,

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?					<p><b><u>County of Lake General Plan (2008) - Section 5.7 - Communications Systems:</u></b>  <u>Goal PFS 7:</u> 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.</p> <ul style="list-style-type: none"> <li>• <u>Policy PFS -7.1:</u> 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.</li> </ul> <p><b><u>Shoreline Community Area Plan (2009):</u></b>  <u>Objective: 5.4.5:</u> “Ensure the orderly development of communication and energy systems in order to increase economic competitiveness, keep the public informed, and improve personal convenience for both residences and businesses”</p> <ul style="list-style-type: none"> <li>• <u>Policy 5.4.5a:</u> “Provide reliable and cost effective telecommunications services within the planning area”</li> </ul> <p>According to the Shoreline Community Area Plan (Section 5-45) “There are a number of telecommunication towers throughout the county, including a 140-high tower on Mount Konocti; two towers in Clearlake Oaks, a tower just north of the City of Clearlake adjacent to Highway 53 and a tower just west of the planning area in Nice. These provided only limited cell phone coverage to the Shoreline Planning Area. Therefore, the following should be supported:</p> <ul style="list-style-type: none"> <li>• “Co-locations by other towers is encourage on existing towers”</li> <li>• “Additional towers or relay stations that increase the reception area should be supported.”</li> </ul> <p>By allowing additional Telecommunication Towers Facilities, especially in areas where services is limited and/or non-existent it would greatly help maintain the County’s Welfare, including the Public’s Safety. Public Safety Agencies rely heavily on wireless communication facilities throughout our county to effectively communicate among one another but also to alert the general public regarding local emergencies and/or natural disasters. The development of additional Telecommunication Facilities throughout our County, would greatly improve the communication capabilities of the general public, business and emergency service providers.</p> <p><b><u>Lake County Zoning Ordinance</u></b>  Pursuant to Article 27, Section 27.11 [Table B (ar)] construction/development of cellular towers, ancillary facilities, and access road improvements is permitted upon securing a Major Use Permit for parcels zoned “APZ-FF-WW-SC” Agricultural Preserve Zone – Floodway Fringe – Waterway –Scenic Combining. In March of 2017, the applicant submitted a Major Use Permit Application to the Community Development Department.</p> <p><b><u>Telecommunication Act of 1996</u></b>  Federal and state laws pre-empt and limit local government with respect to decisions about telecommunication facility siting. The Telecommunication Act of 1996 allows local government some authority, but it quite clear that 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).”</p> <p><i>Section: 704. Facilities Siting; Radio Frequency Emission Standards.</i></p> <ul style="list-style-type: none"> <li>• (iv) “No state or local government or instrumentality thereof may</li> </ul>	35, 36, 37, 39, 45

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p><i>regulate the placement, construction and modification of personnel wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commissions regulations concerning such emissions."</i></p> <p><b>Less Than Significant Impact</b></p>	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X	<p>This project is not anticipated to conflict with any habitat or natural community conservation plan.</p> <p><b>No Impact</b></p>	1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 13, 19, 20, 21, 22, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 39
<b>XI. MINERAL RESOURCES</b> <i>Would the project:</i>						
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	<p>The Lake County Aggregate Resource Management Plan does not identify a source of minerals at this site.</p> <p><b>No Impact</b></p>	1, 2, 3, 4, 5, 6, 9, 10, 11,25, 36, 27, 31
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	<p>The County of Lake's General Plan, the Shoreline Communities Area Plan nor the Lake County Aggregate Resource Management Plan designates the project site as being a locally important mineral resource recovery site.</p> <p><b>No Impact</b></p>	1, 2, 3, 4, 5, 6, 9, 10, 11,25, 36, 27, 31
<b>XII. NOISE</b> <i>Would the project result in:</i>						
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X			<p>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.</p> <p><b>Less than Significant with the Incorporated Mitigation Measures:</b></p> <p><b><u>Mitigation Measures:</u></b>  <b><u>NOI-1:</u></b> 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.   <b><u>NOI-2:</u></b> 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.</p>	1, 2, 3, 4, 5, 45
b) Exposure of persons to or generation of groundborne vibration or groundborne noise levels?			X		<p>The project is not expected to create unusual groundborne vibration due to site development or cellular operation. The low level truck traffic would create a minimal amount of groundborne vibration.</p> <p><b>Less than Significant Impact</b></p>	1, 2, 3, 4, 5, 45

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X		No permanent increases in ambient noise levels will occur with this project. A small amount of infrequent noise could be anticipated if the proposed backup power generator is activated during any power outage or during generator testing, but these impacts would not be significant or long lasting.  <b>Less than Significant Impact</b>	1, 2, 3, 4, 5, 45
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X		During construction, a temporary increase in noise is expected. Mitigation measures have been incorporated that will limit the short-term impacts of noise associated with the project.  <b>Less than Significant Impact</b>	1, 2, 3, 4, 5, 45
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 expose people residing or working in the project area to excessive noise levels?				X	Project is not located within an airport land use plan or within two miles of a public airport.  <b>No Impact</b>	1, 2, 3, 4, 5, 45
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X	Project is not located in the vicinity of a private airstrip.  <b>No Impact</b>	1, 2, 3, 4, 5,
<b>XIII. POPULATION AND HOUSING</b> <i>Would the project:</i>						
a) Induce substantial 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 not anticipated to induce population growth.  <b>No Impact</b>	1, 2, 3, 4, 5,
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X	No housing would be displaced as a result of the project.  <b>No Impact</b>	1, 2, 3, 4, 5,
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	No displacement of persons will occur as a result of this project.  <b>No Impact</b>	1, 2, 3, 4, 5,
<b>XIV. PUBLIC SERVICES</b> <i>Would the project:</i>						
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			X		The project does not propose housing and/or other uses that would necessitate the need for new or altered government facilities. There would not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation.  As proposed, the Lake County Sheriff's Office, California Highway Patrol and other local emergency services are in support of the project, including the additional 20 foot tall UHF Master RX Whip For Public Safety Systems which brings the overall height to approximately 170 feet (20 feet over the allowable height). As discussed dated August 27, 2018 for the Lake County Sheriffs Department Telecommunication Towers Facilities are essential in helping maintain the County's Welfare, including Public Safety. Public Safety	1, 2, 3, 4, 5, 13, 14, 26, 45

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
performance objectives for any of the public services: Fire Protection? Police Protection? Schools? Parks? Other Public Facilities?					<p>Agencies rely heavily on wireless communication facilities throughout our county to effectively communicate among one another but also to alert the general public regarding local emergencies and/or natural disasters. The development of additional Telecommunication Facilities throughout our County, would greatly improve the communication capabilities of our Public Safety Agencies, and the residents and/or businesses of Lake County.</p> <p>The project site has adequate fire protection through the Northshore Fire Protection District and the California Department of Forestry and Fire Protection (Cal Fire) and police protections through the Department of California Highway Patrol and the Lake County Sheriff's Office.</p> <p><b>Less than Significant Impact</b></p>	
<b>XV. RECREATION</b> <i>Would the project:</i>						
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	<p>The project is an unmanned cellular antenna facility, which will not have any impacts on existing parks or other recreational facilities.</p> <p><b>No Impact</b></p>	1, 2, 3, 4, 5, 8, 28, 33, 34, 45
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	<p>This project will not necessitate the construction or expansion of any recreational facilities.</p> <p><b>No Impact</b></p>	1, 2, 3, 4, 5, 8, 28, 33, 34, 45

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<b>XVI. TRANSPORTATION / TRAFFIC</b> <i>Would the project:</i>						
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X		<p>The proposed facility would be accessible from an existing fifty (50) foot wide utility easement beginning from State Highway 20 according to a "Declaration Creating Road and Utility Easements (Doc. 006964443) recorded with the Lake County Recorders/Assessor Office on January 23, 1979. Shortly before entering the actual project site, the easement narrows to a twenty (20) foot wide access easement. At least ten (10) feet of the width of the entire easement would be improved with a dust free weather surface. The existing access easement crosses Middle Creek at a natural ford which has been used by the residence on APN 010-009-42 as well as the Yolo County Flood Control and Water Conservation District State 312 High Voltage Facility for more than twenty (20) years. The Yolo County Flood Control and Water Conservation District was contacted regarding any Middle Creek crossing permits. According to a letter dated August 10, 2018 from the CDFW, the applicant is in the process of submitting Notification of Lake or Streambed Alteration agreement application pursuant to California Fish and Game Code Section 1602.</p> <p>The applicant proposes to improve the access road/easement on APN 010-009-42 in certain locations. The roadway would be moved approximately 10'-15' west of its current location. The relocation of the roadway in these certain areas will improve the management of the roadway's drainage and thereby, insure the long term viability of the access road for the Telecommunication Facility and the Yolo County Flood Control and Water Conservation District Station 312 High Voltage Facility. In order to move the roadway 10'-15' to the west, approximately two (2) small (but greater than 5 inches in diameter at breast height) oak trees would have to be removed.</p> <p>During the Wye Fire of 2012 Cal Fire used this existing access road to bring in multiple pieces of large equipment such as fire trucks and graders to close proximity to the proposed telecom facility location with no known issues.</p> <p>The applicant shall continue to maintain the existing access easement to meet all Federal, State, and local agencies requirements, including Article 71, Section 71.8 (#13): "Access shall be provided to the communications tower and communications equipment building by means of a public street or easement to a public street. The easement shall be a minimum of 20 feet in width and shall be improved to a width of at least 10 feet with a dust-free, all weather surface for its entire length."</p> <p><b>Less than Significant Impact</b></p>	1, 2, 3, 4, 5, 8, 26, 28, 33, 34, 41, 45
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X		<p>A minimal increase in traffic is anticipated due to construction, repairs, and monthly maintenance at the site, but the increase will not be substantial. Once constructed, the Communication Facility would be unmanned, only requiring periodic maintenance visits, which will not increase traffic counts and/or affect levels of service on any county or state roadways.</p> <p><b>Less than Significant Impact</b></p>	1, 2, 3, 4, 5, 8, 26, 28, 33, 34, 41, 45
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X	<p>The project location is not located in the vicinity of an airfield.</p> <p><b>No Impact</b></p>	1, 2, 3, 4, 5, 8, 26, 28, 33, 34, 41, 45



IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X		The project parcel is accessible from an existing 50-foot wide Utility Easement located off of State Highway 20. The applicant shall continue to maintain the existing access easement to meet all Federal, State, and local agencies requirements, including Article 71, Section 71.8(#13): "Access shall be provided to the communications tower and communications equipment building by means of a public street or easement to a public street. The easement shall be a minimum of 20 feet in width and shall be improved to a width of at least 10 feet with a dust-free, all weather surface for its entire length." Therefore, it would not increase hazards at the project site.  <b>Less than Significant Impact</b>	1, 2, 3, 4, 5, 8, 26, 28, 33, 34, 41, 45
e) Result in inadequate emergency access?				X	Emergency access would be along the new/improved access easement accessible from State Highway 20. The proposed access road/easement will meet all Federal, State and local jurisdiction standards/requirements  <b>No Impact</b>	1, 2, 3, 4, 5, 8, 26, 28, 33, 34, 41, 45
f) Result in inadequate parking capacity?				X	The only parking associated with the project would be the periodical maintenance and/or repair vehicles. There is adequate parking within the 10,000 square foot leased area (100 feet by 100 feet) and/or adjacent to the project area. Additionally, PG&E vehicles would access the project site to perform and/or inspect the existing overhead powerlines and ground equipment.  <b>No Impact</b>	1, 2, 3, 4, 5, 8, 26, 28, 33, 34, 41, 45
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X	This project would not conflict with any alternative transportation policies in the county.  <b>No Impact</b>	1, 2, 3, 4, 5, 8, 26, 28, 33, 34, 41, 45
<b>XVII. TRIBAL CULTURAL RESOURCES</b> <i>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:</i>						
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		According to the Cultural Study prepared for this project, the site is unlikely to contain any items that would make this property eligible for listing on any Historical registry.  <b>Less than Significant Impact</b>	1, 2, 3, 4, 5, 17, 18, 20, 21, 44
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		Culturally-significant sites can exist anywhere, but are primarily found near water sources according to several local Historic Tribal Preservation Officers' discussions with staff. This site is located on a hill top and is not near any water source. There was no evidence of any tribal activity occurring on the site according to the Cultural Study undertaken for this project. Mitigation measures CUL-1 through CUL-3 are in place to protect any unearthed relics, artifacts or remains in the event they are discovered during site disturbance.  <b>Less than Significant Impact</b>	1, 2, 3, 4, 5, 17, 18, 20, 21, 44

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
<b>XVIII. UTILITIES AND SERVICE SYSTEMS</b> <i>Would the project:</i>						
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X	There would not be any wastewater treatment required as a result of this project. The project would not disturb more than one acre of soil nor is it a part of a larger common plan of development that in total disturbs more than one acre.  <b>No Impact</b>	1, 2, 3, 4, 5, 9, 10, 11, 16, 19, 20, 21, 22, 31, 37, 40
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	The project will not require any wastewater treatment. As such, there is no need for the construction of new wastewater treatment facilities or the expansion of existing facilities.  <b>No Impact</b>	1, 2, 3, 4, 5, 9, 10, 11, 16, 19, 20, 21, 22, 31, 37, 40
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	There are no existing storm water drainage facilities at the project site. Therefore, this project would not require any new storm water facilities or the expansion of existing facilities.  <b>No Impact</b>	1, 2, 3, 4, 5, 9, 10, 11, 16, 19, 20, 21, 22, 31, 37, 40
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X	The project would not require water supplies.  <b>No Impact</b>	1, 2, 3, 4, 5, 9, 10, 11, 16, 19, 20, 21, 22, 31, 37, 40
e) 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	No wastewater generation will occur as a component of this project as it is an unmanned cellular antenna facility.  <b>No Impact</b>	1, 2, 3, 4, 5, 21, 22, 26, 29, 31, 35, 36, 37, 38, 41, 43
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X	The Lake County landfill site has sufficient capacity to service all of Lake County for a number of years. This project would not generate a significant amount of waste at any time.  <b>No Impact</b>	1, 2, 3, 4, 5, 9, 10, 11, 16, 19, 20, 21, 22, 31, 37, 40
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X	The unmanned tower will generate virtually no solid waste.  <b>No Impact</b>	1, 2, 3, 4, 5, 9, 10, 11, 16, 19, 20, 21, 22, 31, 37, 40

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
a) Does the project have the potential to 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, 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 potential impacts to biological resources identified in the project area would be adequately minimized through the implementation of mitigation measures such that the project would have a less than significant impact on biological resources.	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 Air Quality, Biological Resources, Cultural Resources, Geology & Soils, Hydrology & Water Quality and Noise. 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			This project is anticipated to have positive effects for residents and/or emergency services in our County by creating/expanding additional telecommunication capabilities, especially in an area where services is limited and/or non-existent. It would also greatly improve the abilities for Public Safety Agencies ability to effective communicate among one another but also to alert the general public regarding local emergencies and/or natural disasters. Therefore, the mitigation measures relating to Air Quality, Biological Resources, Cultural Resources, Geology & Soils, Hydrology & Water Quality and Noise. The implementation of and compliance and maintenance of the mitigation measures identified in each section as project conditions of approval would avoid and/or reduce potential impacts to less than significant levels and would not result in or cause substantially adverse effects on human beings, either directly or indirectly.	ALL

\*\* Impact Categories defined by CEQA\*\*

#### Source List

1. Lake County General Plan 2008;  
[http://www.lakecountyca.gov/Government/Directory/Community\\_Development/Planning/2008FinGP.htm](http://www.lakecountyca.gov/Government/Directory/Community_Development/Planning/2008FinGP.htm)
2. Lake County Zoning Ordinance
3. Shoreline Communities Area Plan;  
<http://www.lakecountyca.gov/Assets/Departments/CDD/Area+Plans/Shoreline+Area+Plan.pdf?method=1>
4. Telecommunication Act of 1996;
5. Community Development Department Application packets (original and year 2022).
6. U.S.G.S. Topographic Maps
7. California Department of Transportation: <http://www.dot.ca.gov>
8. Department of Transportation's Scenic Highway Mapping Program;  
[http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)
9. U.S.D.A. Lake County Soil Survey, <https://www.nrcs.usda.gov>

10. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program; <https://maps.conservation.ca.gov/agriculture>
11. Lake County Serpentine Soil Mapping, <http://gispublic.co.lake.ca.us/portal/apps/webappviewer/index.html?id=87dfc0c535b2478bb67df69d6d319eca>
12. Lake County Air Quality Management District Comments, dated April 13, 2017
13. Letter of Support from the Lake County Sheriff's Department dated August 27, 2018.
14. California Department of Highway Patrol Letter of Support, dated October 16, 2017.
15. California Natural Diversity Database; <https://www.wildlife.ca.gov/Data/CNDDDB>
16. U.S. Fish and Wildlife Service National Wetlands Inventory
17. Archaeology Survey Study of the Cache Creek Project. Comsites West Site NO. CA – 014, 20662 State Highway 20, Clearlake Oaks, and Lake County, California 95423 (April 2017 and Revised in February); Prepared By: EarthTouch, INC.
18. Office of Historic Preservation – Department of Parks and Recreation Letter dated April 28, 2017
19. California Department of Fish and Wildlife; Letter of Receipt of Notification of Lake or Streambed Alteration Permit (Project Tracking # 1600-2018-0234-R2) dated August 10, 2018
20. Jacobszoon & Associated, Inc (Natural Resource Planning & Management) Letter dated May 7, 2018
21. EarthTouch – Environmental Review Requirements Letter dated August 9, 2018
22. Central Valley Regional Water Quality Board Comments dated April 13, 2017
23. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanics, Northern California, Miscellaneous Investigation Series, 1995
24. Official Alquist-Priolo Earthquake Fault Zone Maps for Lake County
25. Lawrence Livermore Landslide Map Series for Lake County, 1979
26. Lake County Emergency Management Plan
27. Lake County Hazardous Waste Management Plan, adopted 1989
28. Lake County Airport Land Use Compatibility Plan, adopted 1992
29. California Department of Forestry and Fire Protection, fire hazard mapping
30. National Pollution Discharge Elimination System (NPDES)
31. FEMA Flood Hazard Maps
32. Lake County Aggregate Resource Management Plan
33. 2010 Lake County Regional Transportation Plan, Dow & Associate, October 2010.
34. Lake County Transit for Bus Routes
35. Northshore Fire Protection District
36. Lake County Grading Ordinance (Chapter 30 of County Code); [https://library.municode.com/ca/lake\\_county/codes/code\\_of\\_ordinances](https://library.municode.com/ca/lake_county/codes/code_of_ordinances)
37. Lake County Storm-water Ordinance (Chapter 29 of County code); [https://library.municode.com/ca/lake\\_county/codes/code\\_of\\_ordinances](https://library.municode.com/ca/lake_county/codes/code_of_ordinances)
38. Hazardous Waste and Substances Sites List: [www.envirostor.dtsc.ca.gov/public](http://www.envirostor.dtsc.ca.gov/public)
39. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
40. Lake County Water Resources Department
41. Lake County Department of Public Works, Roads Division
42. Lake County Department of Public Works, Surveyor
43. Lake County Department of Environmental Health
44. Office of Historic Preservation; Department of Parks and Recreation
45. Site Visit