

- County Clerk
- Interested Parties

**COUNTY OF LAKE
AMENDED NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

Project Title: Cache Creek Telecommunication Facility (Com Site West); Major Use Permit, UP 22-20 & Initial Study, IS 22-21

Project Location: 20114 & 20662 E. State Highway 20; Clearlake Oaks, CA 95423; APNs: 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)

Project Description: 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 in these certain areas would improve the management of the roadway's drainage and help improve the long term viability of the access road for the Telecommunication Facility, the Yolo County Flood Control and Water Conservation District Station 312 High Voltage Facility and surrounding residents, including 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.

The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study, IS 17-10 will begin on June 13, 2022 and end on July 12, 2022. You are encouraged to submit written comments regarding the proposed Mitigated Negative Declaration to the Community Development Department within this time-frame. Comments and/or concerns on the overall project may be submitted up to the public hearing date. Copies of the application, environmental documents, and all referenced documents associated with the project are available for review through the Community Development Department, Planning Division located at 255 N. Forbes Street, Lakeport, CA 95453; Telephone (707) 263-2221. Written comments may be submitted to the address listed above or via email to eric.porter@lakecountycya.gov.

