



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

Mireya G. Turner
Community Development
Director

MEMORANDUM

To: Office of Planning and Research

From: Lake County Planning Division

Subject: SCH #: 2023120164, UP 23-07, Public Safety Tower/ Firstnet NLAKE01. A correction has been made to the Draft Initial Study/ Mitigated Negative Declaration, triggering recirculation.

Date: September 27, 2024

Message:

A Notice of Intent for a Mitigated Negative Declaration was sent to the Surrounding neighbors located within 725 feet from the project location on December 6, 2023. The draft Initial Study/ Mitigated Negative Declaration (SCH 2023120164) was uploaded to the Office of Planning Research for public view from December 6, 2023, through January 5, 2024. The Community Development Department received public comments regarding the proposed project (Attachment 4). Upon further review of the proposed project, it was determined the submitted Biological Report did not meet California Department of Fish and Wildlife (CDFW) and California Environmental Quality Act (CEQA) standards, which then required an additional survey and new mitigation measures. Additionally, other sections of the Initial Study were revised to clarify or strengthen the analyses. The noted changes require recirculation of the Initial Study under CEQA Guidelines Section 15073.5., which states "(a) A lead agency is required to recirculate a negative declaration when the document must be substantially revised after public notice of its availability has previously been given pursuant to Section 15072, but prior to its adoption. Notice of recirculation shall comply with Sections 15072 and 15703."



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December 06, 2023
Revised September 23, 2024

CALIFORNIA ENVIRONMENTAL QUALITY ACT ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY (UP 23-03, IS 23-07)

1. Project Title: Public Safety Tower/ FirstNet NLAKE01
2. Permit Numbers: Major Use Permit UP 23-07
Initial Study IS 23-14
3. Lead Agency Name and Address: County of Lake
Community Development Department
Courthouse, 3rd Floor, 255 North Forbes Street
Lakeport, CA 95453
4. Contact Person: Trish Turner, Assistant Planner
(707) 263-2221
5. Project Location(s): 3275 Hill Road, Lakeport
APN: 005-015-41
6. Project Sponsor's Name & Address: Public Safety Towers, LLC
1903 Wright Place, Suite 140
Carlsbad, CA 92008
7. General Plan Designation: Resource Conservation and Agriculture
8. Zoning: "A-SC-FF-WW", Agriculture – Scenic Combining
District – Floodway Fringe – Waterway Combining
District
9. Supervisor District: District Four
10. Flood Zone: "AE and X", Scotts Creek Flood Plain
11. Slope: The average cross slope of the parcel is 8.5%
12. Hazards: None
13. Earthquake Fault Zone: None mapped
14. Dam Failure Inundation Area: Not located within Dam Failure Inundation Area
15. Parcel Size: ± 36.32 Acres
16. Description of Project:

Background. A Notice of Intent for a Mitigated Negative Declaration was sent to the surrounding neighbors located within 725 feet from the project location on December 6, 2023. The draft Initial Study/ Mitigated Negative Declaration (SCH 2023120164) was uploaded to the Office of Planning Research for public view from December 6, 2023, through January 5,

2024. The Community Development Department received public comments regarding the proposed project (Attachment 4). Upon further review of the proposed project, it was determined the submitted Biological Report did not meet California Department of Fish and Wildlife (CDFW) and California Environmental Quality Act (CEQA) standards, which then required an additional survey and new mitigation measures. Additionally, other sections of the Initial Study were revised to clarify or strengthen the analyses. The noted changes require recirculation of the Initial Study under CEQA Guidelines Section 15070 et. Seq.

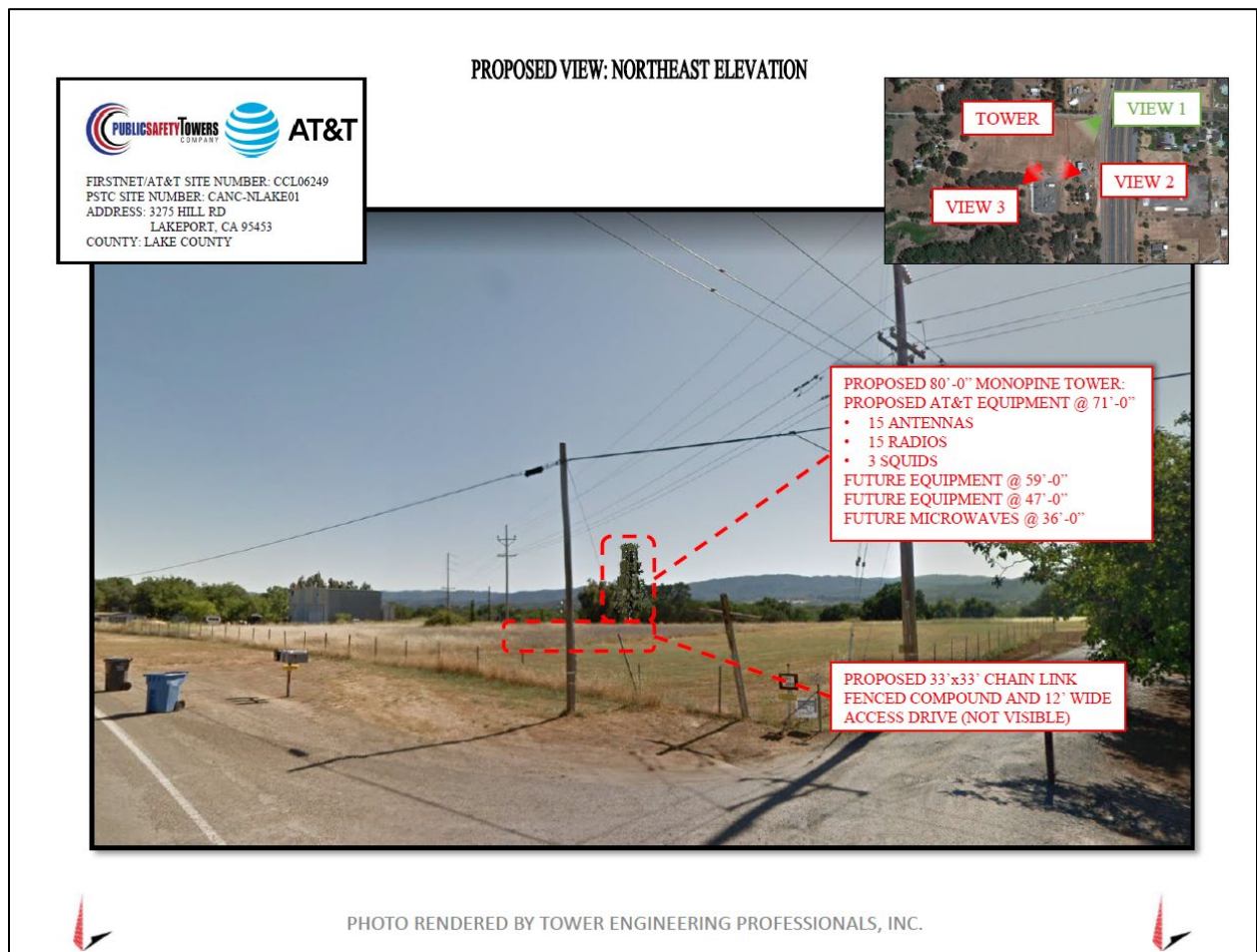
Proposed Project. Major Use Permit (UP 23-07) to construct an 80' tall monopine (designed to look like a pine tree) cell tower, including fifteen (15) antennas, fifteen (15) radios, three (3) surge suppressors, three (3) antenna mounts and 35' by 35' lease area to house equipment needed to support the tower. The lease area will be enclosed by a 6' tall chain link fence.

FIGURE 1- EXISTING VIEW OF THE SITE



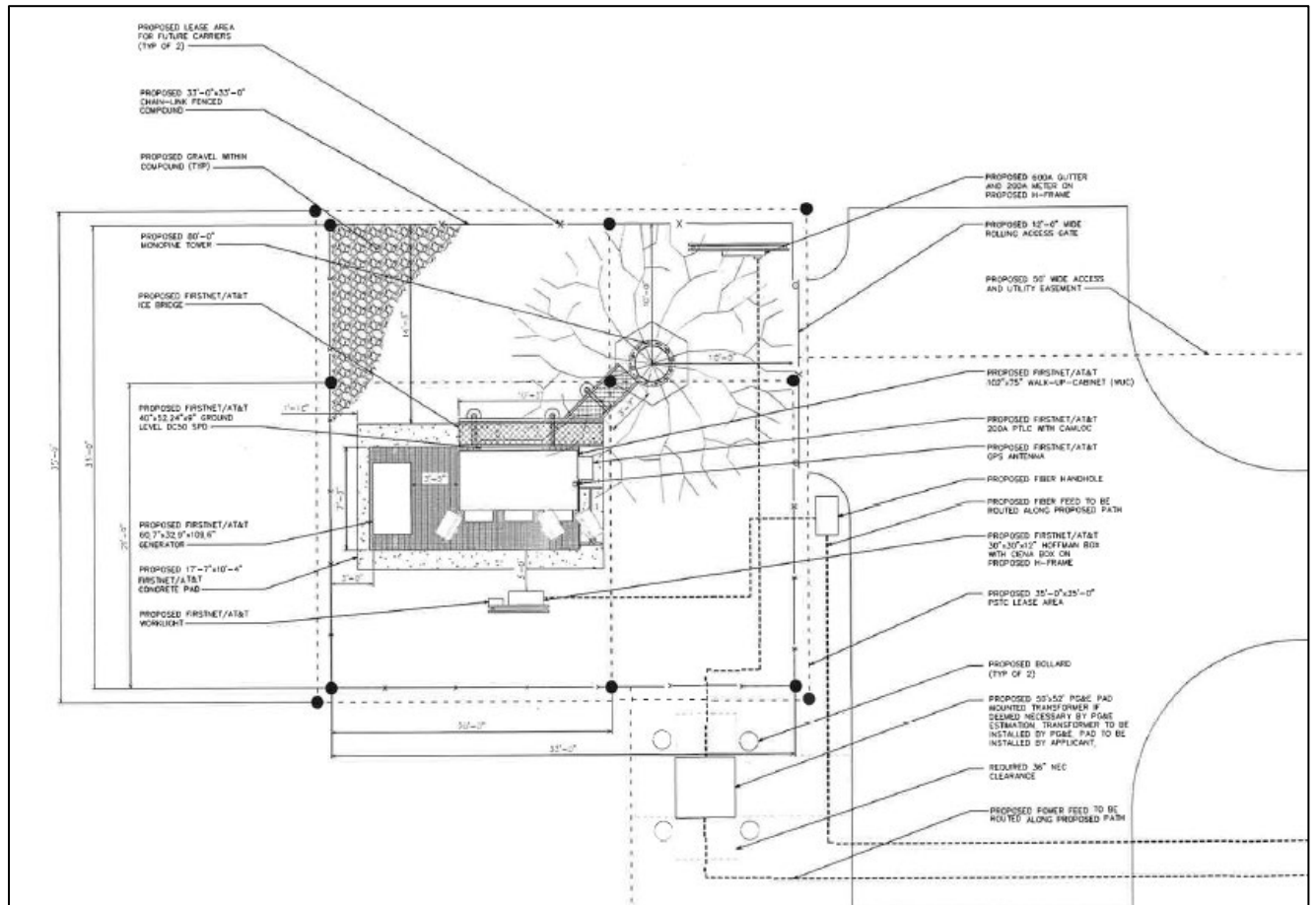
Source: Site Visit on January 10, 2024

FIGURE 2 – SIMULATION VIEW OF SITE



Source: Simulation Photos (Attachment 2)

FIGURE 3 – LEASE AREA (PROPOSED)



Source: Site Plans (Attachment 1)

Construction

Equipment

The following equipment is expected to be required to construct the proposed project facilities:

- Crane
- Grading Truck
- Core Bore
- Cement Truck
- Dump Truck

Construction will take 90-120 days, Monday-Friday from 7am-7pm.

Post Construction

The tower is unmanned. It is anticipated that between one and four annual trips will result for routine maintenance of the tower.

[illegible]

Energy Usage

Water Usage

Solid Waste Management

Wastewater Management

Stormwater Management

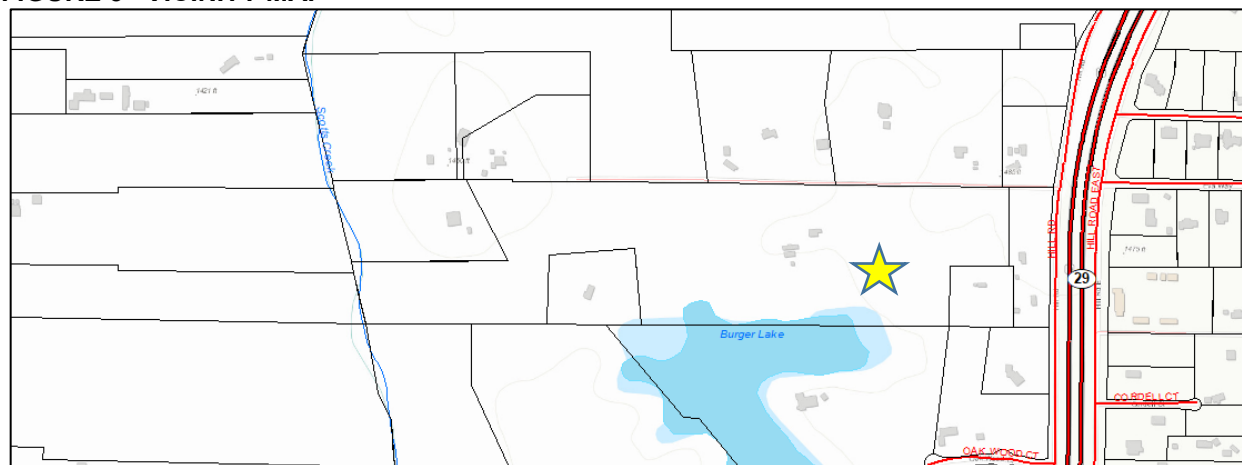
17. Surrounding Land Uses and Setting:

- North: Numerous Parcels that include zones: “A-SC-FF-WW”, Agriculture – Scenic Combining District - Floodway Fringe Combining District – Waterway, that vary in size from

5.94 acres to 42.33 acres. Mostly developed with residences, accessory structures, and crops.

- South: Numerous Parcels that include zones “A-RL-RR-SC-FF-WW” Agriculture – Rural Lands – Rural Residential – Scenic Combining District – Floodway Fringe Combining District – Waterway, that vary in size from 3.30 acres to 48.73 acres. Mostly developed with residences, accessory structures, and a small lake.
- East: “SR-SC”, Suburban Reserve - Scenic Combining District, that vary in size from 1.97 acres to 2.78 acres. Developed with a PG&E substation and a residence with an accessory metal building.
- West: Numerous Parcels that include zones: “A-SC-FF-WW”, Agriculture – Scenic Combining District - Floodway Fringe Combining District – Waterway, vary in size from 5.94 acres to 15.90. Mostly developed with residences, accessory structures, and crops.

FIGURE 5 –VICINITY MAP



Source: Lake County ArcReader 10.7

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

The extent of this environmental review falls within the scope of the Lead Agency, the Lake County Community Development Department, and its review for compliance with the Lake County General Plan, the Kelseyville Area Plan, the Lake County Zoning Ordinance, and the Lake County Municipal Code. Other organizations in the review process for permitting purposes, financial approval, or participation agreement can include but are not limited to:

- Lake County Community Development Department
- Lake County Building Safety Division
- Lake County Department of Environmental Health
- Lake County Air Quality Management District
- Lake County Department of Public Works
- Lake County Sheriff's Department
- Northshore Fire Protection District
- CAL FIRE
- State Water Resources Control Board
- California Department of Fish & Wildlife (CDFW)

- California Department of Public Health
- California Department of Consumer Affairs
- Federal Communications Commission (FCC)

19. Have California Native American tribes traditionally and culturally affiliated with the Project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of the significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

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, per Public Resources Code §21080.3.2. Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3 (c) contains provisions specific to confidentiality.

The County sent an AB52 notice on September 05, 2023, to the following tribes: Big Valley Rancheria, Cortina Rancheria, Elem Colony, Koi Nation, Mishewal-Wappo, Middletown Rancheria, Redwood Valley Rancheria, Robinson Rancheria, Scotts Valley Band of Pomo Indians, Habematolel Pomo of Upper Lake Tribe, and Yocha Dehe Wintun Nation, informing tribes of the proposed project and offering consultation under AB-52. None of the 11 notified Tribes responded to the notice. The Tribes were also notified of the public review period for this Initial Study.

ATTACHMENTS:

Attachment 1: Site Plans
Attachment 2: Simulation Photos
Attachment 3: Biological Assessment
Attachment 4: Public Comments

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed Project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

Initial Study Prepared By: Trish Turner, Assistant Planner

Signature: Trish Turner

Date: 09/26/2024

Mireya G. Turner, Director
Lake County 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

I. AESTHETICS

Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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Except as provided in Public Resource Code Section 21099, would the project:

- | | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|------------------------|
| a) Have a substantial adverse effect on a scenic vista? | ☐ | ☒ | ☐ | ☐ | 1, 2, 3, 4,
5, 6, 9 |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|------------------------|

- | | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|---------------------|
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | ☐ | ☐ | ☒ | ☐ | 2, 3, 4, 9 |
| c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area would the project conflict with applicable zoning and other regulations governing scenic quality? | ☐ | ☒ | ☒ | ☐ | 1, 2, 3, 4, 5, 6, 9 |
| d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | ☐ | ☒ | ☐ | ☐ | 1, 2, 3, 4, 5, 6, 9 |

Discussion:

- a) Within the Lake County General Plan and Lakeport Area plan, scenic vistas are generally identified as views of Clear Lake, Mt. Konocti, and other viewsheds containing large expanses of open and agricultural land. Additionally, the Scenic Combining "SC" overlay district is applied to lands within the County to protect and enhance views of scenic areas from the County's scenic highways and roadways for the benefit of local residential and resort development, the motoring public, and the recreation-based economy of the County. The SC district contains additional development standards for structures within a certain distance of the roadway.

According to the California Department of Transportation (CALTRANS) California State Scenic Highway System Map, Highway 29 is noted as "Eligible" for scenic designation but is not formally designated. However, Highway 29 is a locally designated scenic corridor and has the "SC" applied along it. Specific to this location, the SC district extends XXXX ft from Highway 29. The tower would be located outside of the noted 500-foot corridor for the SC district at this location.

The site does not provide views of a scenic vista. Low lying hills, trees, as well as dispersed residential and a PG&E substation, commercial or agricultural development can be seen in the existing site photos (Figure 1). As shown in the northeast visual simulations for the project (Figure 2), the tower would be visible to motorists traveling along Hill Road and Highway 29. However, the site and immediate surrounding area also contain other electric utility poles similar in size to the proposed tower. Additionally, the tower is also proposed as a monopine design within a flat area of the project site to lessen impacts to scenic vistas to the extent possible. Lastly, screening of the equipment area is both proposed and required, and the following mitigation measures have been added to address impacts to scenic resources. With implementation of these measures, impacts to scenic resources would be less than significant.

- AES-1: Prior to operation, the applicant shall install a minimum 6' tall screening fence around the tower's lease area. Fabric screening shall not be used due to poor durability; the screening material shall be chain link with slats, or a solid wood or metal fence.

- AES-2: All lighting shall be downcast and shall not spill over onto public roads or neighboring lots. All lighting shall comply with fixture recommendations found in darksky.org.
- AES-3: The 80' tall Monopine cell tower shall be green in color and maintained for the life of the project. Any changes to the appearance of the tower that do not qualify for a Federal Communications Commission (FCC) Eligible Facilities Request shall require a new use permit application.

Less than Significant Impact with Mitigation Measure AES-1 through AES-3 incorporated.

- b) As noted above, the proposed project would be visible from Hill Road and CA State Hwy 29. There are no trees, rock outcroppings, or historic buildings on the project site.

Less than Significant Impact

- c) The site is situated in unincorporated Lakeport on a flat parcel of land. The cell tower is located in close proximity to a PG&E Power Substation. The design of the tower, resembling a pine tree. Although the tower will be visible from Hill Road and Highway 29, the site and the immediate surroundings contain other electrical utility poles a PG&E Power Substation, and a large steel building. The proposed cell tower is set back approximately 500 feet from Hill Road and is designed as a Monopine tower, to help blend in with the existing environment.

Less Than Significant Impact with Mitigation Measures AES-1 through AES-3 incorporated.

- d) The project has potential to create additional light based on FAA lighting that is typically required for cell towers for flight safety due to tower heights. The FAA safety lighting is exempt from County's dark skies lighting regulations; but will be required to prevent any lighting to spill over onto public roads or neighboring lots.

Less than Significant Impact with Mitigation Measure AES-2 incorporated.

II. AGRICULTURE AND FORESTRY RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐	1, 2, 3, 4, 7, 8, 11, 13, 39
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐	1, 2, 3, 4, 5, 7, 8, 11, 13

- | | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|-----------------------------------|
| 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))? | ☐ | ☐ | ☒ | ☐ | 1, 2, 3, 4,
5, 7, 8, 11,
13 |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ☒ | 1, 2, 3, 4,
5, 6, 9 |
| 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? | ☐ | ☐ | ☐ | ☒ | 1, 2, 3, 4,
5, 7, 8, 11,
13 |

Discussion:

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.

- a) The project site is zoned "A", Agriculture which allows agricultural crop production. No agriculture is proposed on site or in the immediate vicinity. There is a lot to the north that has some agriculture crops, but the parcel is over 1,100 feet away from the proposed site. As such, the project would not result in conversion of Prime Farmland to a non-agricultural use. The current Farmland Mapping Designation for the proposed project location is Grazing Land. The proposed project lease area is going to be 35' by 35' area. There is currently a limited number of livestock on the property that graze and can continue to graze safely outside of the lease area.

Less Than Significant Impact

- b) The site is zoned "A" Agriculture and is not under a Williamson Act contract. None of the neighboring parcels are in the Williamson Act. There are some parcels to the North and the West that have an existing Agriculture use, however they are over 1,100 feet from the project location.

Less Than Significant Impact

- c) The project site is zoned "A" Agriculture and is not zoned for forestland or timberland, nor has it been used historically for timber production.

Less Than Significant Impact

- d) The project will not result in the loss or conversion of forest land to non-forest use since no timber production is occurring on the land.

No Impact

- e) As proposed, this project would not induce changes to existing farmland that would result in its conversion to non-agricultural use.

No Impact

III. AIR QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☒	☐	☐	1, 3, 4, 5, 21, 24, 31, 36
b) 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?	☐	☐	☒	☐	1, 2, 3, 4, 5, 21, 24, 31, 36
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐	1, 2, 3, 4, 5, 10, 21, 24, 31, 36
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?	☐	☒	☐	☐	1, 2, 3, 4, 5, 21, 24, 31, 36

Discussion:

Where available, the significant criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

- a) The Project site is located within the Lake County Air Basin, which is under the jurisdiction of the Lake County Air Quality Management District (LCAQMD). The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors air quality. The Lake County Air Basin is in attainment with both state and federal air quality standards.

Typically, short-term construction related air quality impacts result from large projects requiring a significant amount of grading, demolition, or new construction that results in increased emissions and dust. Additionally, projects that require a large amount of vehicle trips and use of diesel equipment over an extended period (months) of time can result in air quality impacts. Long-term air quality impacts are typically from land uses that produce a significant amount of emissions, or sources of dust or other airborne irritants.

As described in the Project Description, standard construction equipment including a crane, grading truck, core bore, dump truck, and a cement truck, would be used. The project will have minimal site disturbance associated with establishing the 35' by 35' lease area. The project will have minimal site disturbance, because the site is relatively flat and does not propose tree removal. There is some potential for dust / dirt impacts during access road preparation, and the applicant will need to apply palliatives (water) to the ground prior to and during disturbance to minimize dust from the site work. Emissions that may result during site construction and operation of the tower will be insignificant as it is anticipated that between two and four average daily trips will result from the construction of the site.

- AQ-1: During site disturbance, the applicant shall apply palliatives (water) to the ground to minimize dust migration.

Less Than Significant Impact with Mitigation Measure AQ-1 added.

- b) The Project area is in the Lake County Air Basin, which is designated as in attainment for state and federal air quality standards for criteria pollutants (CO, SO₂, NO_x, O₃, PM₁₀, PM_{2.5}, VOC, ROG, Pb)..

As discussed above in criterion a), the project will not generate significant levels of pollutants during construction. The construction will take 90 to 120 days with an estimated of about (6) six vehicle trips per day. Once constructed, the tower will be unmanned, and with approximately (4) four vehicle trips annually for maintenance.

Less Than Significant Impact

- c) Sensitive receptors (i.e., children, senior citizens, and acutely or chronically ill people) are more susceptible to the effects of air pollution than the general population. Land uses that are considered sensitive receptors typically include residences, schools, playgrounds, childcare centers, hospitals, convalescent homes, and retirement homes. The nearest sensitive receptor is a single-family dwelling, located 500 feet from the proposed tower.

The project will not generate measurable pollutants. The construction traffic is estimated to consist of up to 180 to 220 vehicle trips over a 90 -110-day period. Hours of construction would occur between 7 AM and 7PM, Monday through Friday. All construction equipment is required to comply with Title 24 and Air Quality requirements intended to reduce pollutants and emissions.

Less than Significant with Mitigation Measure AQ-1 incorporated.

- d) The tower site is located in a rural and sparsely populated portion of Lakeport. The cell tower will not produce any odors or emissions following construction, and the construction-related impacts are negligible and can be mitigated with the application of water on the disturbed portions of the site during construction (AQ-1).

- AQ-1: During site disturbance, the applicant shall apply palliatives (water) to the ground to minimize dust migration.

Less Than Significant Impact with Mitigation Measure AQ-1 added.

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Has 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?	☐	☒	☐	☐	2, 5, 11, 12, 13, 16, 24, 29, 30, 31, 32, 33, 34, 45
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?	☐	☐	☐	☒	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 29, 30, 31, 32, 33, 34, 45
c) Have a substantial adverse effect on state or federally protected wetlands (including, not limited to, marsh, vernal pool, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34, 45
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?	☐	☒	☐	☐	13
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐	1, 2, 3, 4, 5, 11, 12, 13
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?	☐	☐	☐	☒	1, 2, 3, 5, 6

Discussion:

- a) A Biological Assessment of the Project Property was prepared by Synthesis Planning, in June 2024 (Attachment 3), for compliance with CEQA requirements, CDFW and USFWS surveying protocols. The following information is a summary of the findings from the the Biological Assessment provided by Synthesis Planning.

A biological field study was conducted by Synthesis Planning on May 24, 2024. Habitat types encountered during the surveys were characterized primarily by dominant and subdominant plant species, and wildlife use was described based on known and anticipated occurrences. Species were recorded as present if they were observed, if species' vocalizations were heard, or if diagnostic field signs were found (i.e., scat, tracks,

pellets). Surveys were conducted on the project site and in an area approximately 200 feet wide around the project site (hereafter referred to as the project buffer area). The survey is considered an “in- season” field study and is considered sufficient to reasonably assess this project’s potential biological impacts to the associated mitigation measures to protect sensitive areas.

Impact Assessment Methodology

The on-site vegetation communities, present and past occurrence locations of federally and state listed species and federal and state species of concern within close proximity of the proposed project area, and habitats for special-status plant and animal species were examined. Based on the current site conditions, the potential for occurrence on the site for special-status biological resources was evaluated and the project description was used to determine any potential direct or indirect effects.

The determination of whether the proposed project may result in adverse impacts to federally listed special-status species was based on guidelines established by the USFWS under Section 7(a) of the Federal Endangered Species Act (FESA), under which a project that may have an adverse effect impact on listed biological resources must be assessed. FESA states that, “each federal agency shall...insure that any action authorized, funded, or carried out by such agency (hereinafter in this section referred to as an “agency action”) is not likely to jeopardize the continued existence of any endangered or threatened or result in the destruction or adverse modification of habitat of such species.” Thus, components of the proposed project were deemed to have an adverse impact on special-status biological resources if they could result in effects as described in the above statement to any listed species or its habitat.

The determination of whether the proposed project may result in adverse impacts to State special status species was based on CEQA, the CDFW and the CNPS guidelines for special status plants and animals.

Potential impacts from the project to habitats not occupied by species but for which habitats occurred was also evaluated.

Vegetation Communities and Wildlife Habitat

Three (3) vegetation community types were observed within the study area. Where appropriate vegetation community types are described using The Manual of California Vegetation Online Website (CNPS 2024). Vegetation types observed were as follows: 1. Avena spp.- Bromus spp. Herbaceous Semi-Natural Alliance (grassland) , 2. Quercus garryana Forest and Woodland Alliance (Blue oak and White oak); and 3. Ruderal-disturbed vegetation (various weeds). For a list of plant species observed in these vegetative communities during biological surveys, please refer to Appendix B of the Biological Assessment. Grassland and Oak trees support foraging, nesting, and denning opportunities for resident species such as amphibians, reptiles, birds and mammals. These animal populations in turn offer foraging opportunities for avian and mammalian predators such as hawks, owls, fox, etc.

Special-Status Species Reviewed

For the purposes of the Biological Resources Assessment, special-status species include those that are federally listed as Endangered, Threatened or Proposed for federal listing

(candidate) under the USFWS. Other species also evaluated in the Biological Assessment include non-listed federal and California Special Species of Concern (CSC) and those species that fall under the jurisdiction of the USFWS such as the MBTA and the CDFW, such as CEQA Section 15380(d).

Impacts to special-status species were assessed if: (1) those species occurred in habitats similar to those of the project sites and buffer areas, and (2) were known to occur within the general vicinity of the proposed project sites.

Table 1, *Special-Status Species Potentially Occurring in the Proposed Project Site and Buffer Area*, of the Biological Assessment includes an analysis of all potential special status species to occur within the area, as well as a summary of their habitat requirements and likely presence on-site.

Special-Status Wildlife Species

Of the wildlife species noted in Table 1 of the Biological Assessment, the following two wildlife species were noted to have potential to occur within the site. The Biological Assessment found that there is no potential for amphibians, insects and fish to be on-site.

Osprey - The osprey is a diurnal, fish-eating bird of prey with a cosmopolitan range.

The osprey breeds near freshwater lakes and rivers, and sometimes on coastal brackish waters. Rocky outcrops just offshore are also used.

Potential nesting habitat was observed in the general project area outside of the project site and buffer (Burger Lake to the south). However, no individuals of this species were observed during surveys. This species has not been documented within the boundaries of or in proximity to the proposed project site (CDFW 2023; see Figure 3 of the Biological Assessment). Regardless, Mitigation Measure BIO- 1, requiring pre-construction surveys during the nesting season will be implemented to ensure potential impacts to Osprey and other nesting species are mitigated.

American Badger - American Badger is widespread across the drier portions of the western United States where suitable habitat is characterized by most open vegetation communities with dry, friable soils. These include grassland and shrub communities, and open stages of some woodland communities. The proposed project area supports suitable habitat for this species. However, focused surveys for the taxon found no evidence of the taxon within the project area. No burrows with suitable dimensions for use by the taxon were found within the survey area. Therefore, there is no evidence to suggest that the taxon occurs within the project area. This species has not been documented within the boundaries of or in proximity to the proposed project area (CDFW 2024) (see Figure 3 of Attachment 3). Regardless, Mitigation Measure BIO-2 requires pre-construction surveys for the American badger.

BIO-1: If ground disturbing activities occur during the breeding and nesting season of raptor and other nesting or roosting species (February 1 through September 15), surveys for active nests will be conducted by a qualified biologist no more than 10 days prior to start of activities.

- Pre-construction nesting surveys shall be conducted for nesting migratory avian and raptor species in the project site and buffer area. Pre-construction biological surveys shall occur prior to the proposed project implementation, and during the appropriate survey periods for nesting activities for individual avian species. Surveys shall follow required CDFW and USFWS protocols, where applicable. A qualified biologist shall survey suitable habitat for the presence of these species.

- If a migratory avian or raptor species is observed and suspected to be nesting, a buffer area shall be established to avoid impacts to the active nest site. Identified nests should be continuously surveyed for the first 24 hours prior to any construction-related activities to establish a behavioral baseline.
- If no nesting avian species are found, project activities may proceed and no further Standard Construction Conditions measures shall be required.
- If active nesting sites are found, the following exclusion buffers shall be established, and no project activities shall occur within these buffer zones until young birds have fledged and are no longer reliant upon the nest or parental care for survival:
 - Minimum no disturbance of 250 feet around active nest of non-listed bird species and 250 foot no disturbance buffer around migratory birds;
 - Minimum no disturbance of 500 feet around active nest of non-listed raptor species; and 0.5-mile no disturbance buffer from listed species and fully protected species until breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival.
 - Once work commences, all nests should be continuously monitored to detect any behavioral changes as a result of project activities. If behavioral changes are observed, the work causing that change should cease and the appropriate regulatory agencies (i.e. CDFW, USFWS, etc.) shall be consulted for additional avoidance and minimization measures.
 - A variance from these no disturbance buffers may be implemented when there is compelling biological or ecological reason to do so, such as when the project area would be concealed from a nest site by topography. Any variance from these buffers is advised to be supported by a qualified wildlife biologist and is recommended that CDFW and USFWS be notified in advance of implementation of a no disturbance buffer variance.

BIO-2: Prior to the implementation of any project construction activities, the following measures shall be implemented to protect the American Badger species from potential impacts:

- A pre-construction biological survey of the project area and areas immediately adjacent to the project area shall be conducted by a qualified biologist at least two (2) weeks prior to implementation of the proposed project and ground disturbance activities to determine if potentially active or know den sites are present.
- If potential dens are found during pre-construction surveys, a qualified biologist shall excavate these dens by hand with a shovel to prevent badgers from re-using them during construction.
- If the qualified biologist determines that potential dens may be active, the entrances of the dens shall be blocked with soil, sticks, and debris for three (3) to five (5) days to discourage the use of these dens prior to project disturbance activities. The den entrances shall be blocked to an incrementally greater degree over the three (3) to five (5)-day period. After the qualified biologist determines that badgers have stopped using active dens, the dens shall be hand-excavated with a shovel to prevent re-use during construction

Special Status Plant Species

Federally and State-Listed Plant Species. Review of the USFWS (USFWS 2024), the CNPS (CNPS 2024), and the CNDDB (CNDDB 2024) revealed that 18 listed plant species and species of concern have potential to occur in the general project area. Please refer to Table 1 of the Biological Assessment for a list of these species and their habitat requirements. Potential habitat is present for 12 of these 18 plant species within the project site and buffer area. Botanical surveys were conducted on May 24, 2024 (See Attachment 3 of the Biological Report for the list).

The botanical surveys were conducted within the blooming period of all 12 targeted special-status plant species identified as potentially occurring within the project site and buffer area. Survey findings were negative for all 12 of the targeted special-status plant species. Therefore, special status plant species are considered absent from the project site and buffer area, and no additional surveys are required. However, Mitigation Measures BIO-3 and BIO-4 will ensure that all project activities and traffic stay within the project area to further reduce the potential to impact special status plant (and other) species. Impacts would be less than significant.

BIO-3: Project area boundaries shall be clearly delineated by stakes and /or flagging to minimize inadvertent degradation or loss of adjacent habitat during project operations. Staff and/or its contractors shall post signs and/or place fence around the project area to restrict access of vehicles and equipment unrelated to project-related operations.

BIO-4: A project representative shall establish restrictions on project-related traffic to approved project areas, storage areas, staging and parking areas via signage. Off-road traffic outside of designated project area shall be prohibited.

Less Than Significant Impact with Mitigation Measures BIO-1 through BIO-4

- b) There are no riparian areas identified Within the project area or parcel.

No Impact

- c) A delineation of wetlands and watercourses within the project study area was conducted by a Synthesis Planning wetland ecologist during the site visit. Synthesis Planning did not identify wetland habitat or stream courses within the proposed project site or buffer area. The closest wetland area is a 12.36-acre freshwater pond (Burger Lake) located approximately 545-ft. southwest of the proposed tower on the adjacent parcel.

Less Than Significant Impact

d)

The Study concluded that “no critical habitat” for any federally protected species occurs in the Project Area or surrounding Study Area during the field survey other than ephemeral watercourses.

Less Than Significant Impact

- e) The proposed project would be consistent with all Lake County ordinances related to the protection of biological resources since there are no protected biological resources present on the project site that were observed in either biologically related study submitted. The proposed project would not affect any wetlands, ephemeral drainages, or other sensitive habitats protected by the Lake County Code and Zoning Ordinance.

According to the material submitted and aerial photos of the site, a no tree removal is proposed. The proposed site is pastureland, an existing gravel drive, generally flat.

Less Than Significant Impact

f) No adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other local, regional, or state habitat conservation plans have been adopted for the Project area and no impacts are anticipated.

No Impact

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☒	☐	☐	1, 3, 4, 5, 11, 14c, 15
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?	☐	☒	☐	☐	1, 3, 4, 5, 11, 14, 15
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐	1, 3, 4, 5, 11, 14, 15

Discussion:

- a) A Cultural Resource Evaluation (CRE) was prepared for this project by Tower Engineering Professionals, Inc., and is dated February 21, 2023.

The Cultural Resource Evaluation determined that there were no identified historic properties located in the proposed project area. Towering Engineering Professionals, Inc., did a field study that consisted of 17 shovel tests. Five shovel tests were conducted within the proposed fenced area. Six shovel tests were conducted within the proposed access and utility easement, and six shovel tests were conducted in the proposed utility easement.

The County sent an AB52 notice on September 05, 2023, the following tribes: Big Valley Rancheria, Cortina Rancheria, Elem Colony, Koi Nation, Mishewal-Wappo, Middletown Rancheria, Redwood Valley Rancheria, Robinson Rancheria, Scotts Valley Band of Pomo Indians, Habematolel Pomo of Upper Lake Tribe, and Yocha Dehe Wintun Nation, informing tribes of the proposed project and offering consultation under AB-52. None of the 11 notified Tribes responded to the notice.

Due to the rich Tribal heritage present in Lake County, the following mitigation measures are added as a precautionary measure in case of inadvertent discovery of significant items, relics, artifacts or remains:

CUL-1: Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted within 100 feet of the find(s). A professional archaeologist certified by the Registry of Professional Archeologists (RPA) shall be notified and shall evaluate the find(s) and recommend mitigation procedures, if necessary. The findings and mitigation measures shall be reviewed and approved by the Lake County Community Development Director prior to commencing work.

CUL-2: All employees shall be trained in recognizing potentially significant archaeological, paleontological, or cultural materials that may be discovered during ground disturbance. Prior to ground disturbing activities, the Permittee shall submit a Cultural Resources Plan, identifying methods of sensitivity training for site workers, procedures in the event of an accidental discovery, and documentation and reporting procedures. Prior to ground disturbing activities, the Permittee shall submit verification that all site workers have reviewed the Cultural Resources Plan and received sensitivity training.

CUL-3: Should any human remains be encountered, the applicant shall halt all work within 100 feet, notify the Sheriff's Department, the culturally affiliated Tribe(s), and a qualified archaeologist for proper interment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.

Less than Significant Impacts with Mitigation Measures CUL-1 through CUL-3 incorporated.

- b) Site disturbance will take place as part of project site preparation, so there is a potential for inadvertent discovery of as-of-yet undiscovered resources during project construction. Therefore, this impact is considered significant. Mitigation measures CUL-1 through CUL-3 will reduce potential effects of inadvertent discovery to less than significant levels.

Less than Significant Impact with Mitigation Measures CUL-1 through CUL-3 incorporated.

- c) The Project site does not contain a cemetery, and no known formal cemeteries are located within the immediate site vicinity. In the event that human remains are discovered on the Project site, the Project would be required to comply with the applicable provisions of Health and Safety Code §7050.5, Public Resources Code §5097 et. seq. and CEQA Guidelines §15064.5(e). California Health and Safety Code §7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Pursuant to California Public Resources Code §5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the coroner.

If the Coroner determines the remains to be Native American, the California Native American Heritage Commission must be contacted and the Native American Heritage Commission must then immediately notify the “most likely descendant(s)” of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours and engage in consultations concerning the treatment of the remains as provided in Public Resources Code §5097.98. Mandatory compliance with these requirements would ensure that potential impacts associated with the accidental discovery of human remains would be less than significant.

Less than Significant Impact with Mitigation Measures CUL-1 through CUL-3 incorporated.

VI. ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resource, during construction or operation?	☐	☐	☒	☐	5
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐	1, 3, 4, 5

Discussion:

- a) The project consists of an 80- foot tall monopine cell tower enclosed within a 35' x 35' enclosure. The tower and support equipment will use 'on grid' power. Cell towers have minimal power demands, and there are no grid capacity issues at this location.

PG&E was notified of this project on October 10, 2023. No adverse comments from PG&E have been received to date.

Less than Significant Impact

- b) There are no requirements for renewable energy for cell towers.

Less Than Significant Impact

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant With Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Directly or indirectly cause potentially substantial adverse effects, including the risk of loss, injury, or death involving:					
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.	☐	☐	☒	☐	1, 2, 3, 4, 5, 18, 19
ii) Strong seismic ground shaking?					
iii) Seismic-related ground failure, including liquefaction?					
iv) Landslides?					
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐	1, 3, 4, 5, 19, 21, 24, 30
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?	☐	☐	☒	☐	1, 2, 3, 5, 6, 9, 18, 19
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐	5, 7, 39
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 wastewater?	☐	☐	☐	☒	2, 4, 5, 7, 13, 39
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐	1, 2, 3, 4, 5, 14, 15

Discussion:

- a) The Project site is located in a seismically active area of California and is expected to experience moderate to severe ground shaking during the lifetime of the Project. That risk is not considered substantially different than that of other similar properties and projects in California.

Earthquake Faults (i)

According to the United States Quaternary Faults map available on the United States Geological Survey ArcGIS website, there are no mapped earthquake faults within two miles of the Project Property. Thus, no rupture of a known earthquake fault is anticipated, and the proposed Project would not expose people or structures to an adverse effects related rupture of a known earthquake fault as no structures for human occupancy are being proposed. Further, the 80' tall tower is set back more than 180 feet from the PG&E Substation and 450 feet from the nearest dwelling, and 500 feet from the nearest road, it is not likely the impact(s) from an earthquake would affect any development as the result of the tower falling during an earthquake; in the unlikely event that this would occur.

Seismic Ground Shaking (ii) and Seismic-Related Ground Failure, including liquefaction (iii)
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. All proposed construction is required to be built under Current Seismic Safety Construction Standards.

Landslides (iv)

The Project site is flat where the where the tower will be placed. According to the Landslide Inventory Interactive Web Map prepared by the United States Geological Survey, the area is considered generally stable. As such, the Project site is considered unlikely to be susceptible to landslides and will not likely expose people or structures to substantial adverse effects involving landslides, including losses, injuries or death.

Less Than Significant Impact

- b) Some grading for equipment pad preparation, interior driveway improvements and trenching for the underground utilities. The California Building Code 2022 exempts a grading permit for the excavation of trenches for utilities.

Less than significant with Mitigation Measures Geo-1 through Geo-3.

GEO-1: The applicant shall submit a Stormwater Erosion Control Plan to the Lake County Building Division with the building permit application.

GEO-2: Best Practice Management Plan shall be submitted with the Stormwater Erosion Control Plan.

GEO-3: The applicant shall implement the Best Practice Managements when they are trenching, grading, and doing any ground disturbance.

- c) The Project site is flat where the where the tower will be placed. According to the Landslide Inventory Interactive Web Map prepared by the United States Geological Survey, the area is considered generally stable.

Less Than Significant Impact

- d) The soil on the site is type 161 soil, "Manzanita Loam, 15 to 25 percent slopes". This very deep, well-drained soil is on terraces. The vegetation is oak, manzanita, and annual grasses. The permeability of this Manzanita soil is slow. Surface runoff is rapid, and the hazard of erosion is severe. However, the proposed project location is mostly flat, with minimal slope in the area to be developed.

Less Than Significant Impact

- e) The proposed project will be unmanned and will not have any need for plumbing, septic systems or on-site water sources.

No Impact

- f) According to the Cultural Assessment submitted, the project site does not contain any known unique geologic features or paleontological resources that might otherwise require protection or avoidance.

Less than Significant Impact

VIII. GREENHOUSE GAS EMISSIONS	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐	1, 3, 4, 5, 36
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐	1, 3, 4, 5, 36

Discussion:

- a) The Project Property is located within the Lake County Air Basin, which is under the jurisdiction of the Lake County Air Quality Management District (LCAQMD). The LCAQMD applies air pollution regulations to all major stationary pollution sources and monitors countywide air quality. Climate change is caused by greenhouse gases (GHGs) emitted into the atmosphere around the world from a variety of sources, including the combustion of fuel for energy and transportation, cement manufacturing, and refrigerant emissions. GHGs are those gases that have the ability to trap heat in the atmosphere, a process that is analogous to the way a greenhouse traps heat. GHGs may be emitted as a result of human activities, as well as through natural processes. Increasing GHG concentrations in the atmosphere are leading to global climate change. The Lake County Air Basin is in attainment for all air pollutants and has therefore not adopted thresholds of significance for GHG emissions.

The proposed Project consists of an 80' tall cell tower inside a 35' x 35' perimeter fencing enclosure that will contain mechanical equipment needed to serve the tower. The tower will be unmanned during operations, with an estimated of (4) four trips annually for maintenance. During construction it is estimated that the construction will not generate more than (6) six trips per day of construction. The construction period proposes to last between 90 and 120 days.

Lake County uses the Bay Area Air Quality Management District (BAAQMD) thresholds of significance as a basis for determining the significance of air quality and GHG impacts. The BAAQMD threshold of significance for a project is 1,100 metric tons of CO₂ emissions per

project. As stated in the Air Quality section of this document, the projected amount of CO₂ emissions is negligible during construction and would have no emissions during operations.

To date, the County has not yet formally adopted its transportation significance thresholds or its transportation impact analysis procedures. As a result, the project related VMT impacts were assessed based on guidelines described by the California Office of Planning and Research (OPR) in the publication *Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory*, 2018. The OPR Technical Advisory identifies several criteria that may be used to identify certain types of projects that are unlikely to have a significant VMT impact and can be “screened” from further analysis. One of these screening criteria pertains to small projects, which OPR defines as those generating fewer than 120 new vehicle trips per day on average. OPR specifies that VMT should be based on a typical weekday and averaged over the course of the year to take into consideration seasonal fluctuations.

Less than Significant Impact

b) For purposes of this analysis, the Project was evaluated against the following applicable plans, policies, and regulations:

- The Lake County General Plan
- The Lake County Air Quality Management District
- AB 32 Climate Change Scoping Plan
- AB 1346 Air Pollution: Small Off-Road Equipment

Policy HS-3 goal states that to reduce the generation of air pollutants and promote non-polluting activities to minimize impacts to human health and the economy of the County. Policy HS-3.6 of the Lake County General Plan on Regional Agency Review of Development Proposals states that the “County shall solicit and consider comments from local and regional agencies on proposed projects that may affect regional air quality. The County shall continue to submit development proposals to the Lake County Air Quality Management District for review and comment, in compliance with the California Environmental Quality Act (CEQA) prior to consideration by the County.” The proposed Project was sent out for review from the LCAQMD and the only concern was restricting the use of an onsite generator to emergency situations only.

The Lake County Air Basin is in attainment for all air pollutants with a high air quality level, and therefore the LCAQMD has not adopted an Air Quality Management Plan, but rather uses its rules and regulations for the purpose of reducing the emissions of greenhouse gases. The proposed Project does not conflict with any existing LCAQMD or BAAQMD rules or regulations and would therefore have a less than significant impact.

The 2017 AB Climate Change Scoping Plan recognizes that local government efforts to reduce emissions within their jurisdiction are critical to achieving the State’s long term GHG goals, which includes a primary target of no more than six (6) metric tons CO₂e per capita by 2030 and no more than two (2) metric tons CO₂e per capita by 2050. The Project

will have up to three individuals working on site during construction, and no employees during operations.

Less than Significant Impact

IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐	1, 3, 5, 13, 21, 24, 29, 31, 32, 33, 34
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?	☐	☐	☒	☐	1, 3, 5, 13, 21, 24, 29, 31, 32, 33, 34
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒	1, 2, 5
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?	☐	☐	☐	☒	2, 40, 41
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒	1, 3, 4, 5, 20, 22
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐	1, 3, 4, 5, 20, 22, 35, 37
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐	1, 3, 4, 5, 20, 37

Discussion:

a) Chemicals

According to the applicant, no chemicals other than propane for the backup power generator will be stored on site. Spill containment during construction will be in place. Staging will occur on disturbed areas on the site.

Solid Waste Management

The project will likely generate 200 to 300 pounds of solid waste during construction, and no solid waste during operations.

Site Maintenance

The site will be visited approximately every three months by a maintenance employee. The site is not expected to have any issues related to trash or other eyesores, will be fenced and unmanned.

Less than Significant

- b) The Project will not require any chemicals, fertilizers or other potentially harmful elements other than propane for the backup generator and possibly some fuel for vehicles during construction. The risk of the release of hazardous substances is extremely minimal.

Less than Significant

- c) There are no schools located within one-quarter mile of the proposed Project site. The nearest school is located in Lakeport, which is located about 1.3 air miles southeast of the Project site.

No Impact

- d) The California Environmental Protection Agency (CALEPA) has the responsibility for compiling information about sites that may contain hazardous materials, such as hazardous waste facilities, solid waste facilities where hazardous materials have been reported, leaking underground storage tanks and other sites where hazardous materials have been detected. Hazardous materials include all flammable, reactive, corrosive, or toxic substances that pose potential harm to the public or environment.

The following databases compiled pursuant to Government Code §65962.5 were checked for known hazardous materials contamination within ¼-mile of the project site:

- The California State Water Resources Control Board GeoTracker database
- The Department of Toxic Substances Control EnviroStor database
- The California State Water Resources Control Board lists solid waste disposal sites with waste constituents above hazardous waste levels outside the waste management unit.

The Project site is not listed in any of these databases as a site containing hazardous materials as described above.

No Impact

- e) The Project site is located about six miles from Lampson Field, the nearest public airport. There will be no hazard for people working in the Project area from a public airport.

No Impact

- f) The Project would not impair or interfere with an adopted emergency response or evacuation plan. Following construction, the project will generate virtually no additional vehicle trips, and no change to the existing road network is needed. The Lake County

Sheriff's Department and Lakeport Fire Protection will provide protective services in the event of an emergency.

Less than Significant

- g) The Project site is not located within a mapped fire hazard severity zone. The project parcel is partially located in an AE floodplain and X flood zone. However, the proposed Project location is entirely in the X flood zone, which means it is outside of the 0.2% annual chance (500-year) floodplain.

Less than Significant Impact

X. HYDROLOGY AND WATER QUALITY	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☒	☐	☐	1, 2, 3, 5, 6, 29, 30
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒	1, 2, 3, 5, 6, 29, 30
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:					
i) Result in substantial erosion or siltation on-site or off-site;					
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☒	☐	1, 2, 3, 5, 6, 7, 15, 18, 29, 32
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or					
iv) Impede or redirect flood flows?					
d) In any flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒	1, 2, 3, 5, 6, 7, 9, 23, 32
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒	1, 2, 3, 5, 6, 29

Discussion:

- a) The Project will generate very little storm water runoff. The equipment least area is 35' x 35' in total area (1,225 sf). Construction would occur during non-rainy season months depending on when the actual land use approval occurs. The applicant is required to implement a Best Practice Management Plan within the Stormwater Erosion Control Plan with the building permit application.

Less Than Significant Impact with Mitigation Measure GEO-1 through GEO-3 incorporated.

- b) The proposed project will not use any water when the project is complete. During construction, there will be a water tender on site for dust mitigation.

No Impact

- c) The project will have 1,225 sf of non-permeable surface. Due to the small footprint of the tower and equipment area, no additional stormwater plans are needed. Some grading for equipment pad preparation, interior driveway improvements, and trenching for underground utilities. The California Building Code 2022 exempts a grading permit for the excavation of trenches for utilities.

Less than Significant Impact with Mitigation Measures GEO-1 through GEO-3 incorporated.

- d) The Project site is not located in an area that has the potential to be inundated by seiche or tsunamis. The Project site is not located within a flood plain.

No Impact

- e) There are no groundwater management plans for the affected groundwater basin(s) at this time.

No Impact

XI. LAND USE PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Physically divide an established community?	☐	☐	☒	☐	1, 2, 3, 5, 6
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐	1, 3, 4, 5, 20, 21, 22, 27

Discussion:

- a) The Project Property is located in a rural area, approximately 530 ft from the community growth boundary of the City of Lakeport. The tower and support equipment would be fully contained on site and would have no effect on the overall community in regard to dividing the community.

Less than Significant.

- b) The proposed Project is consistent with the Lake County General Plan, Lake County Zoning Ordinance, and Lakeport Area Plan and would provide better cell phone coverage for local residents using the network associated with the tower.

The Lake County General Plan designation for the subject site is Agriculture with a Resource Conservation overlay. This General Plan designation is intended to protect Lake County's agricultural soils, provide areas suitable for agriculture; and prevent development that would preclude their future use in agriculture. This General Plan designation allows cell towers with a major use permit; this is found in Article 27, Table B of the Zoning Ordinance.

The site is zoned "A-SC-FF-WW", Rural Land – Waterway; therefore, the Articles addressing each of these two zoning districts potentially apply to this application review.

Article 5 – "A" Agriculture Zoning District

Wireless communication facilities are a permitted use in the "A" Agriculture Zoning District upon issuance of a Major Use Permit pursuant to Article 27, Table B of the Lake County Zoning Ordinance. The applicant is under review for a major use permit with this application. Article 5, Agriculture Zoning District, also requires that projects be reviewed under applicable portions of Article 41, "Performance Standards."

Article 27 - Use Permits

The purpose of Article 27 is for those uses possessing characteristics of unique and special form that make their use acceptable upon issuance of a major use permit in addition to any required building or other permits. Table B in Article 27 lists Wireless Communication Facilities, New or Replacement as a conditionally permitted use in the "A" zoning district. Subsection (ar) states *Wireless Communication Facilities, New or Replacement: Refer to Section 71.7 of the Zoning Ordinance.*

Article 36, "FF" Floodway Fringe Combining District.

The purpose of this chapter is to provide land regulations for properties and their improvements situated in the floodplain to ensure protection hazards and damage which may result from flood waters. The location of the lease area and the tower location are approximately 537 feet to the west of the floodplain. The flood zone for this portion of the property is zoned "X", which is less than 0.2% annual chance of the 500-year flood.

Article 37, "WW" Waterway Combining District.

The purpose of this chapter is to preserve and protect riparian areas that might otherwise contain sensitive plant and animal species. The location of the riparian area on site is more than 480 feet from the tower location, so there is no conflict with the small lake (waterway) that is on the subject lot.

The Lakeport Area Plan was implemented in order to provide guidance regarding the long-term growth and development of the greater Lakeport and Scotts Valley Area over the next twenty years. The policies of the County General Plan call for more detailed plans to be prepared for the unincorporated communities, to facilitate refined planning decisions.

The following objectives and policies found within the Lakeport Communities Area Plan apply to this project:

- Objective 3.4.1: Protect important scenic resources in the Lakeport Planning Area.
- Policy 3.4.1.e: Require appropriate visual screening and roadway setbacks for industrial and service commercial uses.

The proposed cell tower has a monopine design to make it look like a tree. The tower is set back from Hill Road approximately 530 feet, it is outside of the Scenic Combining District boundary.

- Objective 4.3.1 Reduce the threat to life and property from structural and wildland fires.
- Policy 4.3.1.b: Implement recommendations of the CDF and the Lakeport County Fire Protection District where feasible and appropriate during evaluation of development proposals in the Lakeport Planning Area.

The Lakeport Fire Protection District has provided a written document outlining the specific requirements that need to be met for this location. These requirements include having separate reflective addresses for the tower and the residence on the property, a driveway that complies with Public Resources Code (PRC) 4290 regulations for access to the tower, and proper location for storing fuel for the emergency backup generator, among others. All of the necessary conditions specified by the local fire department will be incorporated into the Conditions of Approval for the project.

The telecommunication tower can be used by emergency service providers to disseminate information to the public regarding wildfires or other local, regional or larger emergencies.

- Objective 5.3.1: Improve community communication access while mitigating the impacts of new facilities.
- Policy 5.3.1.c: Set standards for design & color of transmission/communication towers, define compatible & adverse impact of scenic view.

The proposed tower will be made to look like a tree with the monopine design. The tower will be used for communications for the community; however, it will prioritize First Responders in the event of a declared emergency.

Less than Significant.

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒	1, 3, 4, 5, 26
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒	1, 3, 4, 5, 26

Discussion:

- a) The soil type on this site is not on a mapped site for mineral resources.

No Impact

- b) The zoning of the site Agriculture, with soil type 161 soil does not contain minerals of any value, and no mining has occurred on this site or on the surrounding land.

No Impact

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐	1, 3, 4, 5, 13
b) Result in the generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☒	☐	1, 3, 4, 5, 13
c) For a project located within the vicinity of a private airstrip or 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?	☐	☐	☐	☒	1, 3, 4, 5, 11, 14, 15

Discussion:

- a) Some noise will be generated during construction from the use of the crane, grading truck, core bore, cement truck, and dump truck, however construction hours are limited to 7:00 a.m. to 7 p.m. Monday through Friday, so the likelihood of noise-related impacts is minimal, particularly given the surrounding land, most of the area contains scattered dwellings on large lots where there are people residing on the land.

Less than Significant Impact

- b) There are no known sources of ground-borne vibration or noise that affect the Project site such as railroad lines or truck routes. Therefore, the Project would not create any exposure to substantial ground-borne vibration or noise.

Less Than Significant Impact

- c) The Project site is located six miles from the nearest airport. Therefore, the Project would not expose people residing or working in the Project area to excessive noise levels from air travel.

No Impact

XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant With Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒	1, 3, 4, 5
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	1, 3, 4, 5

Discussion:

- a) The Project will not generate permanent population growth to the area.

No Impact

- b) The Project will not displace any existing housing.

No Impact

XV. PUBLIC SERVICES

Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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Would the project:

- a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

☐
☐
☒
☐

1, 2, 3, 4,
5, 20, 21,
23, 27, 28,
29, 32, 33,
34, 36, 37

- 1) Fire Protection?
- 2) Police Protection?
- 3) Schools?
- 4) Parks?
- 5) Other Public Facilities?

Discussion:

- a) The Project has very little impact on public services. The tower is unmanned and requires minimal power to operate. The tower requires no water or sewer and is unlikely to place any demand on police or fire services. The tower will provide additional cell phone coverage, which would be used by emergency service providers if needed. In the event of an emergency, the area is serviced by the Lake County Sheriff's Department and the Lakeport Fire Protection District.

Less than Significant

XVI. RECREATION

Potentially
Significant
Impact

Less Than
Significant
with
Mitigation
Measures

Less Than
Significant
Impact

No
Impact

Source
Number

Would the project:

- 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?

☐
☐
☐
☒

1, 2, 3, 4,
5

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

☐
☐
☐
☒

1, 3, 4, 5

Discussion:

- a) The project places no demand on local parks.

No Impact

- b) The project does not include any recreational facilities and will not require the construction or expansion of existing recreational facilities.

No Impact

XVII. TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
Would the project:					
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐	1, 3, 4, 5, 9, 20, 27, 28, 35
b) For a land use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?	☐	☐	☐	☒	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)?	☐	☐	☐	☒	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
d) Substantially increase hazards due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
e) Result in inadequate emergency access?	☐	☐	☒	☐	1, 3, 4, 5, 9, 20, 22, 27, 28, 35

Discussion:

- a) The site is accessed from Hill Road, a shared public road. No changes to this road are needed to accommodate the project. The proposed project shall improve the interior driveway to meet Public Resource Code 4290 standards for width and surface material. The site shall update address to separate the existing single family residence on the property from the proposed tower location.

Less Than Significant Impact

- b) State CEQA Guidelines Section 15064.3, Subdivision (b) states that for land use projects, transportation impacts are to be measured by evaluating the proposed Project's vehicle miles traveled (VMT).

To date, the County has not yet formally adopted its transportation significance thresholds or its transportation impact analysis procedures. As a result, the project related VMT impacts were assessed based on guidelines described by the California Office of Planning and Research (OPR) in the publication *Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory*, 2018. The OPR Technical Advisory identifies several criteria that may be used to identify certain types of projects that are unlikely to have a significant VMT impact and can be "screened" from further analysis. One of these screening criteria pertains to small projects, which OPR defines as those generating fewer than 120 new vehicle trips per day on average. OPR specifies that VMT should be based on a typical weekday and averaged over the course of the year to take into consideration seasonal fluctuations.

The proposed Project would not generate or attract more than six trips per day during construction and will generate up to four vehicle trips per year during operations.

No Impact

- c) The Project is not a transportation project. The proposed use will not conflict with and/or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)(2).

No Impact

- d) The Project does not propose any changes to road alignment or other features, does not result in the introduction of any obstacles, nor does it involve incompatible uses that could increase traffic hazards. The proposed project shall improve the interior driveway to meet Public Resource Code 4290 standards for width and surface material.

Less than Significant

- e) The proposed Project would not alter the physical configuration of the existing roadway network serving the area and will have no effect on access to local streets or adjacent uses, including access for emergency vehicles. The proposed project shall improve the interior driveway to meet Public Resource Code 4290 standards for width and surface material.

Less than Significant

XVIII. TRIBAL CULTURAL RESOURCES

Would the project Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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)?	☐	☒	☐	☐	1, 3, 4, 5, 11, 14, 15
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☒	☐	☐	1, 3, 4, 5, 11, 14, 15

Discussion:

- a) A Cultural Resource Evaluation (CRE) was prepared for this project by Tower Engineering Professionals, Inc and is dated February 21, 2023.

The CRE stated that the site has a low probability of containing significant historic or prehistoric artifacts, relics or remains. The CRE recommended that the project should proceed as planned.

The County sent an AB52 notice on September 05, 2023, the following tribes: Big Valley Rancheria, Cortina Rancheria, Elem Colony, Koi Nation, Mishewal-Wappo, Middletown Rancheria, Redwood Valley Rancheria, Robinson Rancheria, Scotts Valley Band of Pomo Indians, Habematolel Pomo of Upper Lake Tribe, and Yocha Dehe Wintun Nation, informing tribes of the proposed project and offering consultation under AB-52. None of the 11 notified Tribes responded to the notice.

Because of the rich Tribal heritage present in Lake County, the following mitigation measures are added as a precautionary measure in case of inadvertent discovery of significant items, relics, artifacts or remains.

The following mitigation measures are required:

TCR-1: All on-site personnel of the project shall receive tribal cultural resource sensitivity training prior to initiation of ground disturbance activities on the project. The training must be according to standards of NAHC or the culturally affiliated tribe(s). Training will address the potential for exposing subsurface resources and procedures if a potential resource is identified. The training will also provide a process for notification of discoveries to culturally affiliated tribes, protection, treatment, care and handling of tribal cultural resources discovered or disturbed during ground disturbance activities of the project. Tribal monitors will be required to participate in any necessary environmental and/or safety awareness training prior to engaging in any tribal monitoring activities for the project.

TCR-2: If previously unidentified tribal cultural resources are encountered during the project altering materials and their stratigraphic context shall be avoided, and work shall halt immediately. Project personnel shall not collect, move, or disturb cultural resources. A representative from a locally-affiliated tribe(s) shall be contacted to evaluate the resource and prepare a tribal cultural resource plan to allow for identification and further evaluation in determining the tribal cultural resource significance and appropriate treatment or disposition.

Less than Significant Impact with Mitigation Measures TCR-1 and TCR-2 incorporated.

- b) No prehistoric sites were discovered during the field survey conducted for the CRE. The lead agency has determined that, in its discretion and supported by substantial evidence, no resources pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1 will be affected by the Project with implementation of mitigation measures TCR-1 and TCR-2.

Less than Significant Impact with Mitigation Measures TCR-1 and TCR-2 added.

XIX. UTILITIES

Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
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Would the project:

- | | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|------------------------------------|
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | ☐ | ☐ | ☒ | ☐ | 1, 3, 4, 5, 29, 32, 33, 34, 37, 45 |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | ☐ | ☐ | ☐ | ☒ | 1, 2, 3, 5, 6, 22, 31, 45 |
| c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | ☐ | ☐ | ☐ | ☒ | 1, 2, 3, 5, 6, 22 |
| d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | ☐ | ☐ | ☒ | ☐ | 1, 2, 3, 5, 6, 35, 36 |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | ☐ | ☐ | ☐ | ☒ | 1, 2, 3, 5, 6, 35, 36 |

Discussion:

- a) The proposed Project will be constructing a new monopine telecommunication tower with supporting equipment. It will be served by on-grid power and a backup generator. No other public utilities are needed.

Less than Significant Impact

- b) The tower does not require water to operate.

No Impact

- c) The Project will not require any on-site sewer, septic, water, or other public services other than on-grid power.

No Impact

- d) It is estimated that 200 to 300 pounds of waste will result from construction, and no waste would be generated during operations. The Lake County landfill in Clear Lake has the capacity to accept construction-related waste from the project.

Less than Significant

- e) The Project will be in compliance with federal, state, and local management and reduction statutes and regulations related to solid waste.

No Impact

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☒	☐	☐	1, 2, 3, 5, 6, 23, 25, 28, 29
b) Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☒	☐	☐	1, 2, 3, 5, 6, 23, 25, 28, 29
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☒	☐	☐	1, 2, 3, 5, 6
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☒	☐	☐	1, 2, 3, 5, 6, 21, 23, 32

Discussion:

- a) The Project site is not in a Very High Fire Risk Area, and no fire mitigation measures are proposed with this application. The applicant will be required to keep a water tender on site during construction; this is required by mitigation measure WILD-1 below. The project will not impair an adopted emergency response plan or evacuation plan, and the requirement to improve the interior driveway to meet Public Resource Code 4290 standards for width and surface material. The applicant shall adhere to all regulation of California Code Regulations Title 14, Division 1.5, Chapter 7, Subchapter 2, and Article 1 through 5 shall apply to this project; and all regulations of California Building Code, Chapter 7A, Section 701A, 701A.3.2.A.

The following mitigation measures are required:

WILD-1: The applicant shall keep a water truck on site during construction to reduce the impacts that might result from a spark creating a wildfire on site.

WILD-2: Prior to operation, the applicant shall improve the interior driveway to meet Public Resource Code 4290 and 4291 driveway standards.

WILD-3: Prior to construction the proposed project must have separate reflective address for the cell tower and the residence on the property.

Less Than Significant Impact with Mitigation Measures WILD-1 through WILD-3 incorporated.

- b) The Project site is not located in a mapped Very High Fire Risk area. Mitigation measures are in place that will enable the site to be accessed by emergency service providers, and a water tender truck will be on site during site preparation in the event of a spark from site disturbance.

Less Than Significant Impact with Mitigation Measure WILD-1 through WILD-3 incorporated.

- c) The proposed site improvements are limited to road improvements, installing a 35' x 35' pad to house support equipment, and the 80' tall monopine cell tower. There is some potential for sparks from construction equipment during site preparation; the County is requiring certain mitigation measures to help reduce the potential for fires occurring as the result of site disturbance.

Less Than Significant Impact with Mitigation Measure WILD_1 through WILD-3 incorporated.

- d) There is some wildfire risk associated with this project primarily during construction. This is addressed in mitigation measures WILD-1 through WILD-3

Less Than Significant Impact with Mitigation Measure WILD-1 through WILD-3 incorporated.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact	Source Number
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐	ALL
b) Does the project have impacts that are individually limited, but cumulatively considerable? (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)?	☐	☒	☐	☐	ALL
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐	ALL

Discussion:

- a) The project proposes the installation of an 80' tall monopine cell tower on a 35' x 35' pad needed for the support equipment to serve the tower.

The proposed Project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory when mitigation measures are implemented.

Mitigation Measures are listed herein to reduce impacts related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hydrology, Tribal Cultural Resources and Wildfire to less than significant levels. j

Less than significant impact with Mitigation Measures added.

- b) Potentially significant impacts have been identified related to Aesthetics, Air Quality, Biological Resources, Cultural/Tribal Resources, Geology and Soils, and Wildfire. These impacts in combination with the impacts of other past, present, and reasonably foreseeable future projects on the site could cumulatively contribute to significant effects on the environment.

Implementation of and compliance with the 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 any cumulatively considerable environmental impacts.

Less than significant impact with Mitigation Measures added.

- c) The proposed Project has the potential to result in adverse indirect or direct effects on human beings. In particular, Aesthetics, Air Quality, Biological Resources, Cultural/Tribal Resources, Geology and Soils, and Wildfire have the potential to impact human beings. Implementation of and compliance with the mitigation measures identified in each section as conditions of approval would not result in substantial adverse indirect or direct effects on human beings and impacts would be considered less than significant.

Less than significant with Mitigation Measures added.

Impact Categories defined by CEQA.

Source List

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Lakeport Area Plan
5. Public Safety Tower – Major Use Permit.
6. U.S.G.S. Topographic Maps
7. U.S.D.A. Lake County Soil Survey
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program

9. Department of Transportation's Scenic Highway Mapping Program, (<https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>)
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database (<https://wildlife.ca.gov/Data/CNDDDB>)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Assessment (BA) of the Project Property, prepared by Synthesis Planning dated June 2024.
14. Cultural Resource Evaluation (CRE), prepared by Tower Engineering Professionals, Inc. and is dated February 21, 2023.
15. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
16. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
17. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
18. United State Geological Survey ArcGIS – U.S. Quaternary Faults
19. United States Geological Survey Landslide Inventory Interactive Map
20. Lake County Emergency Management Plan
21. Lake County Hazardous Waste Management Plan, adopted 1989
22. Lake County Airport Land Use Compatibility Plan, adopted 1992
23. California Department of Forestry and Fire Protection - Fire Hazard Mapping
24. National Pollution Discharge Elimination System (NPDES)
25. FEMA Flood Hazard Maps
26. Lake County Aggregate Resource Management Plan
27. Lake County Bicycle Plan
28. Lake County Transit for Bus Routes
29. Lake County Environmental Health Division
30. California Building Code 2022 Appendix J J103.2 Exemptions
31. Lake County ArcGIS Hazards Overlay
32. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
33. Lake County Water Resources
34. Lake County Waste Management Department
35. California Department of Transportation (Caltrans)
36. Lake County Air Quality Management District website
37. Lake County Fire Protection District
38. Site Visit – August 24, 2023
39. United States Department of Agriculture – Natural Resources Conservation Service Web Soil Survey
40. California State Water Resources Control Board GeoTracker,
41. Department of Toxic Substances Control EnviroStor database
42. Lake County Groundwater Management Plan, March 31st, 2006.
43. Lake County Rules and Regulations (LCF) for On-Site Sewage Disposal
44. Lake County Municipal Code: Sanitary Disposal of Sewage (Chapter 9: Health and Sanitation, Article III)