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

September 05, 2025

CALIFORNIA ENVIRONMENTAL QUALITY ACT
ENVIRONMENTAL CHECKLIST FORM
INITIAL STUDY (PL-25-60)

1. Project Title:	Lake Forest Verizon Tower
2. Permit Numbers:	Major Use Permit PL-25-60/ UP 24-03, IS 24-03
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, Associate Planner (707) 263-2221
5. Project Location(s):	16200 E. Hwy 20, Clearlake Oaks, CA APN: 010-020-29
6. Project Sponsor's Name & Address:	Sequoia on behalf of Verizon / Justin Gronendyke 1 Spectrum Pointe, Suite 130 Lake Forest, CA 92630
7. General Plan Designation:	Rural Lands
8. Zoning:	"RL-SC", Rural Lands – Scenic Combining
9. Supervisor District:	District Three
10. Flood Zone:	"X", Areas determined to be outside the 0.2% annual chance (500-year) floodplain
11. Slope:	The average cross slope of the parcel is 34.22%
12. Hazards:	SRA Very High Fire Area
13. Earthquake Fault Zone:	None mapped
14. Dam Failure Inundation Area:	Not located within Dam Failure Inundation Area
15. Parcel Size:	35.95 Acres

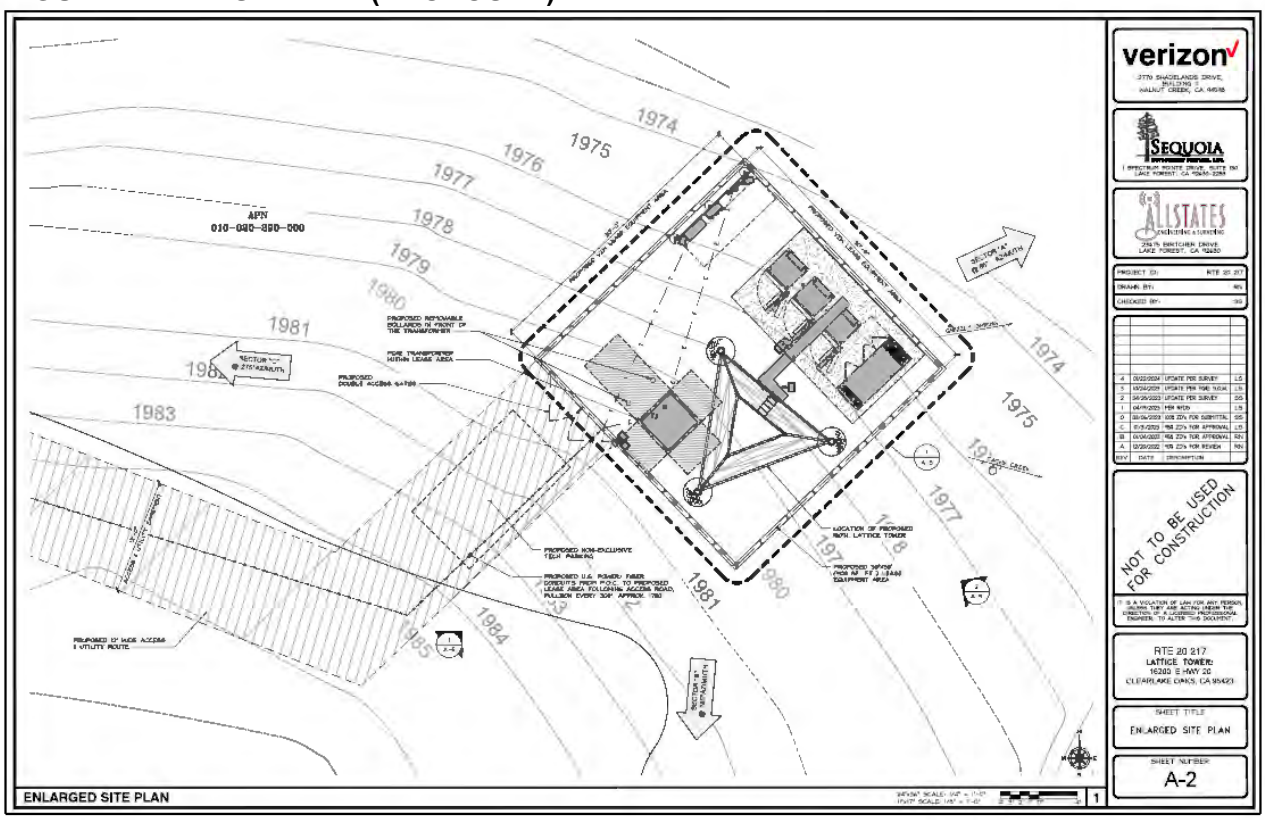
16. Description of Project:

Major Use Permit (PL-25-60/ UP 24-03) to construct a new 150' tall lattice cell tower, including three (3) sectors of three (3) antennas each, totaling nine (9) panel antennas along with nine [9] remote radio units (RRU) mounted below/adjacent to the antennas. The proposed facility will be designed as a one hundred fifty-foot (150') lattice tower with antennas at a tip height of one-hundred and twenty-four feet (124'). Associated equipment cabinets will be placed at the base

of the tower within a new eight-foot chain-link fence enclosure occupying 900 square feet (referred to as the lease area). All equipment will be screened from public view.

There is an existing, previously approved lattice cell tower, owned by a different provider, located on the same parcel. However, the existing tower is unsuitable for co-location as its position at a lower elevation on the hillside creates a line-of-sight obstruction. The purpose of the new tower is to bridge the gap in a "dead zone" from Lake County to Williams or the I-5 corridor. The parcel also contains a large lattice PG&E tower, to support high-voltage transmission lines.

FIGURE 1 – LEASE AREA (PROPOSED)



Source: Site Plans, Verizon, 2025 (Attachment 1).

Construction Details

Equipment

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

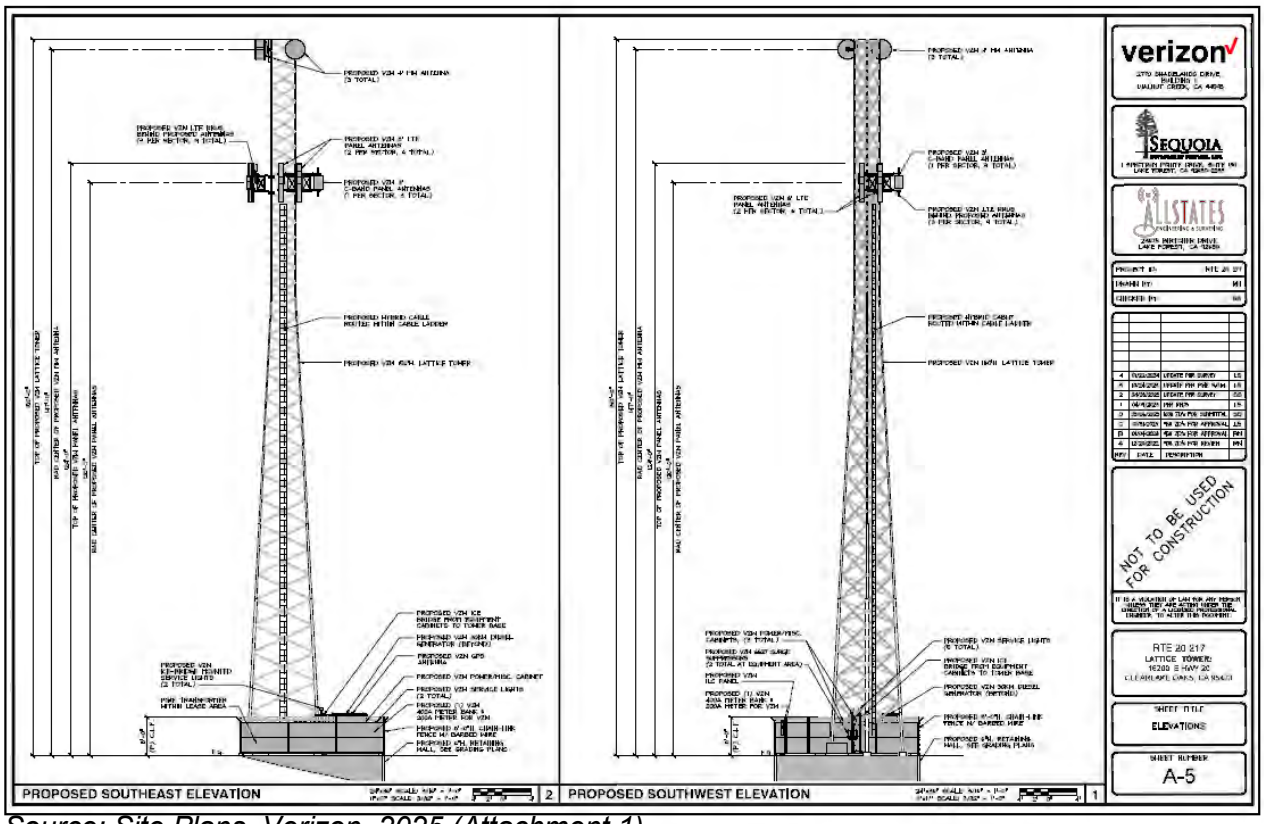
- Excavator
- Bulldozer
- Cement trucks
- Auger (fence post holes)

Construction is estimated to take two to three months. The County estimates that between 1 and 2 daily trips will result during construction, and 120 trips are projected during three months of construction. Construction would occur Monday through Friday, 7:00 a.m. to 5 p.m.

Grading Details
Based on the submitted site plans, approximately 2,067 cubic yards will be cut, with 2,924 cubic yards for fill, for the access road and the lease area, with a net fill of 867 cubic yards. The applicant will be required to submit a complex grading permit prior to ground disturbing activities. The grading plans propose silt fencing, linear fiber rolls, hydroseed for slope stabilization, as well as concrete entrance stabilization area. The applicant will also use Best Management Practices (BMP's) while grading and construction development. The access road will also be lengthened and widened to accommodate 4290 and 4291 PRC requirements.

Operations
The tower is unmanned. It is anticipated that there will be 12 annual trips for routine maintenance of the tower.

FIGURE 2 – TOWER ELEVATIONS



Source: Site Plans, Verizon, 2025 (Attachment 1)

Energy Usage
The tower will rely on 'grid power' from PG&E who were notified of this proposed project and had no issues. The grid is not at capacity in this location, and the tower will have minimal power demands.

Water Usage
The construction of the tower will utilize a water truck to mitigate any dust.

Solid Waste Management

During the construction of the tower, there will be construction related materials. That will be disposed of at the local waste facility.

Wastewater Management
There is no proposed septic system installation, however during construction, it will be required that the applicant provide a porta-potty with a hand washing station on site, for employee use.

Stormwater Management
The proposed project involves site grading for a 30-foot by 30-foot (900-square-foot) lease area and the lengthening and widening of an access road. To address potential stormwater impacts, the applicant has submitted draft grading plans and will be required to submit formal, engineered Drainage and Erosion Control Plans at the time of application for the complex grading permit and building permit. The grading plans propose silt fencing, linear fiber rolls, hydroseed for slope stabilization, as well as concrete entrance stabilization area. These final plans must show all proposed Best Management Practices (BMPs) for controlling erosion and sedimentation.

17. *Surrounding Land Uses and Setting:*

The sizes, zoning and status of neighboring properties are as follows;

- North: “RL-WW”, Rural Lands – Waterway; the two parcels north total a combined is 561.44 acres in size and is undeveloped.

- East: “RR-RL-SC”, Rural Residential – Rural Lands – Scenic Combining; the two parcels east total a combined 17.6 acres in size and is developed with PG&E steel lattice towers and power transmission lines.

- South: “RR-SC”, Rural Residential – Scenic Combining; the two parcels south total a combined 38.29 acres and is undeveloped.

- West: “RR-SC” Rural Residential – Scenic Combining; the parcel is 3.76 acres and is developed with a commercial telecommunication building, PG&E steel lattice towers and power transmission lines.

- West: “RL-SC”, Rural Lands – Scenic Combining; the parcel is 7.29 acres and is developed with PG&E steel lattice towers and power transmission lines.

FIGURE 3 – ZONING OF SITE AND VICINITY



Source: County of Lake ArcGIS, 2025.

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 Planning Division, and its review for compliance with the Lake County General Plan, the Shoreline 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 and Safety Division
    - Lake County Department of Environmental Health
    - Lake County Air Quality Management District
    - Lake County Department of Public Works
    - Lake County Department of Public Services
    - Lake County Sheriff Department
    - Northshore Fire Protection District
    - California Department of Forestry and Fire Protection (CAL FIRE)
    - State Water Resources Control Board
    - California Department of Fish & Wildlife (CDFW)
    - California Department of Public Health
    - California Department of Consumer Affairs
    - California Department of Transportation (CalTrans)
    - 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 significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Conducting consultation early in the California Environmental Quality Act (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 Assembly Bill 52 (AB52) notice to 11 Lake County-based Tribes on February 13, 2024, informing tribes of the proposed project and offering consultation under AB-52. On February 16, 2024, the Elem Indian Colony contacted staff to request an AB 52 consultation. Lake County Community Development Department Staff and Elem Indian Colony Tribal Historic Preservation Officer held a Tribal Consultation on March 18, 2024. The Lake County Community Development Department concluded AB 52 Consultation process on March 10, 2025.

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, Associate Planner II

Signature: _____ Date: 09/05/2025

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
Except as provided in Public Resource Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☒	☐	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐

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?	☐	☐	☒	☐
d)	Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Discussion:

a) Within the Lake County General Plan and the Shoreline Communities Area Plan, scenic vistas are generally identified as views of Clear Lake, Mt. Konocti, Pinnacle Rock, Bartlett Springs, Walker Ridge, and High Valley. While the 150' tower site is in a mapped scenic corridor, the location of the tower is not within the boundary of the Scenic Combining overlay district. Some screening of the equipment area is both proposed and required-the following mitigation measures are added:

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 be directly visible from public roads or neighboring lots. All lighting shall comply with fixture recommendations found in darksky.org.

AES-3: Approval is for a 150' tall lattice cell tower. 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) The project site is not located within a state scenic highway, as designated by the California Department of Transportation. A review of the project site and surrounding area indicates the absence of scenic resources, including but not limited to trees, rock outcroppings, or historic buildings, that would contribute to the scenic quality of a state scenic highway. Consequently, the project will not result in a substantial adverse change in the significance of scenic resources within a state scenic highway.

Less Than Significant

c) The proposed project, a lattice-type telecommunications tower, will be visible from nearby lots and State Route 20. The project's design is consistent with the existing visual landscape, which includes prominent PG&E steel lattice transmission towers and a similar telecommunications facility.

Less Than Significant Impact

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 the County's dark skies lighting regulations; therefore, this project is regarded as being 'less than significant' regarding federally required lighting.

Less Than Significant Impact

II. AGRICULTURE AND FORESTRY RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
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))?	☐	☐	☒	☐
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion:

In determining whether impacts on 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 Rural Lands (RL), which permits agricultural crop production. However, the proposed project does not include any agricultural activities. Furthermore, the site and immediate vicinity are not currently used for agriculture. The California Department of Conservation's Farmland Mapping and Monitoring Program does not

designate the project site as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

Less Than Significant Impact

b) The project site is located within an area designated as 'RL' Rural Lands by the Lake County General Plan and Zoning Ordinance. Per the Lake County Zoning Ordinance, Article 27.111(ar) allows for cell towers with a Major Use Permit. The site is not subject to a Williamson Act contract.

Less Than Significant Impact

c) The project site is zoned “RL” Rural Lands 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. The project site is not classified as farmland.

No Impact

III. AIR QUALITY	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☒	☐	☐
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?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?	☐	☒	☐	☐

Discussion:

Where available, the significance 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. Ambient air quality standards are set by the federal and state governments. Levels are set for protection of public health and welfare. When an area does not meet the standards, they must prepare an air quality plan to achieve compliance within a certain time period.

Lake County is in attainment with state and federal regulations for ambient air quality standards so currently it is not required to have an air quality plan. 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.

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

AQ-2: Prior to installation, the applicant must obtain all necessary permits for the use of any diesel generators from the Lake County Air Quality Management District. The generator will be used as an emergency backup use in the event of a power outage.

Less Than Significant Impact with mitigation measure AQ-1 and AQ-2 incorporated.

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, SO_2, NO_x, O_3, PM_{10}, $PM_{2.5}$, VOC, ROG, Pb). Any Project with daily emissions that exceed any of the thresholds of significance for these criteria pollutants should be considered as having an individually and cumulatively significant impact on both a direct and cumulative basis.

The project will not generate significant levels of pollutants during operations and will have limited impacts during access road preparation and brush removal. The construction will take two to three months with a total estimated number of vehicle trips of up to 120 trips for construction-related traffic. The tower will be unmanned, and no daily vehicle trips other than occasional maintenance trips will result.

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 residence is .50 mile to the west, the nearest school is 3.44 miles to the west, and the nearest hospital is 5.27 miles to the south of the proposed tower.

The project will not generate measurable pollutants. The construction traffic is estimated to consist of up to 120 vehicle trips over a two to three-month period.

Lake County Air Quality does not have thresholds of significance and uses Bay Area Air Quality Management District (BAAQMD) standards for thresholds of significance.

Less Than Significant Impact with Mitigation Measure AQ-1 and AQ-2 incorporated.

d) The tower site is located in a rural and sparsely populated portion of Clearlake Oaks. The cell tower will not produce any odors or emissions following construction, and the construction-related impacts are negligible and the dust can be mitigated with the application of water on the disturbed portions of the site during construction. Less Than Significant Impact with Mitigation Measure AQ-1 and AQ-2 incorporated.

IV. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
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?	☐	☐	☐	☒

Discussion:

a) Following the CDFW protocols, a Biological Assessment (BA) of the Project Property was prepared by EBI Consulting Synthesis Planning dated January 2024 with a field study done December 8, 2023.

The BA concludes that three special status animal species habitats were present at the time the field study was conducted. The Pallid Bat, Townsend's big-eared bat, and the California red-legged frog. The BA also concluded that these species could be avoided with Mitigation Measures implemented into the project.

Potential Impacts to Nesting Special-Status Avian Species from Project Activities

Implementation of the proposed project could potentially impact individual, foraging, and nesting migratory birds, and raptor species should they become established within the proposed project site or buffer area prior to project implementation. Impacts to these species could occur through crushing by construction equipment during implementation of project activities. Actively nesting birds could also be affected due to noise and vibration from project activities, if nests are located close enough to project activities. Project related noise and vibration could cause the abandonment of active nest sites. Impacts to these species would be considered significant.

The following mitigation measures are added to protect potentially sensitive raptors, birds, and/or bats:

BIO-1: If ground disturbing activities occur during the breeding and nesting season of nesting or roosting species (February 1[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 the 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;

[1] Please see Mitigation Measure BIO-4. There is no grading during the Winter Period of October 15th through April 15th.

- 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 shall be supported by a qualified wildlife biologist and CDFW shall be notified in advance of implementation of a no disturbance buffer variance.

Potential Impacts to Pallid and Townsend's Big-Eared Bats from Project Activities

Implementation of the proposed project could potentially impact pallid and Townsend's big-eared bat maternity sites if these species are present in the project site or buffer area during implementation of the project and if they have established maternity or roosting sites. Impacts to bat maternity/roost sites would occur primarily from noise and vibration created from project construction equipment and construction related activities. Noise and vibration could lead to these bat species abandoning established roost/maternity sites. Impacts to these species would be considered significant. In the event that bat roost/maternity sites become established in the proposed project buffer area prior to project implementation.

The following measures will be implemented to protect this species from potential impacts:

BIO-2: Pre-activity daytime habitat survey and nocturnal acoustic and emergence surveys will be conducted for bat species and their roosting / maternity sites in the project and buffer area.

- If a bat roosting/ maternity site is identified during these surveys or suspected to be present, a buffer area will be established to avoid impacts on the burrow/ maternity site, and subsequently the bat species. The following exclusion zone will apply:
    - 300 feet for known potential maternity roosting site. If deemed warranted project proponent will consult with Lake County and California Department of Fish and Wildlife agencies to work out a plan to avoid impacts to the species before work resumes.

Potential Impacts to California Red-Legged Frog from Project Activities

Implementation of the proposed project has the potential to result in direct impacts to California red-legged frog (CRF) should they be present in the proposed project site during project activities. No individuals of this species were observed during biological

surveys in upland refuge habitat (found in project site and buffer area), and none have been observed within the proposed project site or immediate buffer area as indicated by the search of the CNDDB database. No aquatic breeding habitat was observed in either the project site or buffer area during biological surveys.

Direct impacts to individuals of these species could result from ground disturbance activities during project implementation within upland refuge habitat when movement across these areas is occurring. Impacts could also occur in refuge habitat if individuals of this species are aestivating in underground refugia or under debris. These species could be directly impacted by crushing by project equipment or vehicles. These impacts could result in direct mortality of individuals or small populations of these species. No direct impacts are proposed to the aquatic breeding and foraging habitat of this species, so no direct impacts are anticipated.

In order to reduce potential impacts to these species to a less than significant level, the following measures will be implemented:

BIO-3: Preconstruction surveys for California Red-Legged Frog shall be completed within 48 hours prior to commencement of any earth-moving activity, construction, or vegetation removal within project sites, whichever comes first. The preconstruction survey shall include two nights of nocturnal surveys in areas of suitable habitat.

- If any California Red-Legged Frog are encountered during the surveys, all work in the work area shall be placed on hold while the findings are reported to the CDFW and it is determined what, if any, further actions must be followed to prevent possible take of this species.
- Where construction will occur in California Red-Legged Frog habitat where California Red-Legged Frog are potentially present, work areas will be fenced in a manner that prevents equipment and vehicles from straying from the designated work area into adjacent habitat areas. A qualified biologist will assist in determining the boundaries of the area to be fenced in consultation with Lake County and CDFW. All workers will be advised that equipment and vehicles must remain within the fenced work areas.
    - The CDFW authorized biologist will direct the installation of the fence and will conduct biological surveys to move any individuals of these species from within the fenced area to suitable habitat outside of the fence. Exclusion fencing will be at least 24 inches in height. The type of fencing must be approved by the authorized biologist, the USFWS, and CDFW. This fence should be permanent enough to ensure that it remains in good condition throughout the duration of the construction project on the project site. It should be installed prior to any site grading or other construction-related activities are implemented. The fence should remain in place during all site grading or other construction-related activities. The frog exclusion fence could be a “silt fence" that is buried along the bottom edge.
    - If any individuals of these species are found within an area that has been fenced to exclude these species, activities will cease until the authorized biologist moves the individuals.

- If any of these species are found in a construction area where fencing was deemed unnecessary, work will cease until the authorized biologist moves the individuals. The authorized biologist in consultation with USFWS and CDFW will then determine whether additional surveys or fencing are needed. Work may resume while this determination is being made, if deemed appropriate by the authorized biologist.
- Any individuals found during clearance surveys or otherwise removed from work areas will be placed in nearby suitable, undisturbed habitat. The authorized biologist will determine the best location for their release, based on the condition of the vegetation, soil, and other habitat features and the proximity to human activities.
- Clearance surveys shall occur on a daily basis in the work area. The authorized biologist will have the authority to stop all activities until appropriate corrective measures have been completed.
- To ensure that diseases are not conveyed between work sites by the authorized biologist or his or her assistants, the fieldwork code of practice developed by the Declining Amphibian Populations Task Force will be followed at all times.
- Project activities shall be limited to daylight hours, except during an emergency, in order to avoid nighttime activities when CRF may be present. Because dusk and dawn are often the times when CRF are most actively foraging and dispersing, all construction activities should cease one half hour before sunset and should not begin prior to one half hour before sunrise.
- Traffic speed should be maintained at 10 miles per hour or less in the work area.

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

b) There are no riparian areas identified in the BA, or the Plans submitted. Sweet Hollow Creek is located approximately 650' to the north of the proposed project location, which is located on the backside of the hilltop. To minimize potential impacts on Sweet Hollow Creek, the applicant will implement Best Management Practices (BMPs) throughout all grading and construction phases. These BMPs will be designed to effectively control and prevent sediment from leaving the project site and entering the creek.

Less Than Significant Impact

c) There are no recorded federally protected wetlands located on the portions of the lot that would be disturbed by this project.

Less Than Significant Impact

d) The BA indicates that in-season site visits were made to survey for in-season floristic mapping, and aquatic resource identification. The surveying biologist did not see any listed species according to the BA, with standard mitigation measures recommended. The BA was also assessed for the presence of potential jurisdictional water features, including

riparian areas, isolated wetlands and vernal pools, and other biologically-sensitive aquatic habitats and yielded negative results.

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. A nesting study is required by BIO-1 prior to the removal of any tree.

BIO-4: Environmental Awareness Training shall be presented to all personnel working in the field on the proposed project sites. Training shall consist of a brief presentation in which biologists knowledgeable of threatened, endangered, and special-status species biology and legislative protection shall explain sensitive species concerns. Training shall include discussion of special-status plants and sensitive wildlife species. Species biology, habitat needs, status under the Federal and State Endangered Species Act, and measures being incorporated for the protection of these species and their habitats shall also be discussed.

- Project site boundaries shall be clearly delineated by stakes and/or flagging to minimize inadvertent degradation of loss of adjacent habitat during project site preparation and construction operations. Staff and/ or its contractors shall post signs and/ or place fence around the proposed project site to restrict access of vehicles and equipment unrelated to project relations.
- 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 proposed project site shall be prohibited.

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.

The proposed project does not include the removal of any mature trees. However, the project scope encompasses brush clearing activities within the project site. These brush clearing activities will involve the removal of understory vegetation, specifically brush and other non-tree species

Less than Significant Impact

f) Less Than Significant Impact 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
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Discussion:

a) An Archeological Survey Report was prepared for this project by EBI Consulting dated December 22, 2023.

The Archeological Survey Report stated that the site has a low probability of containing significant historic or prehistoric artifacts, relics or remains given its location on a hilltop, which were traditionally not used as settlement areas, which are much more likely found near a water source. The Archeological Survey Report recommended that the project should proceed as planned.

The County sent out an AB 52 notice for consultation to 11 Tribes on February 13, 2024. One of the 11 notified Tribes, the Elem Indian Colony, responded to the notice requesting a consultation February 16, 2024. Tribal Consultation was held on March 18, 2024, and was concluded on March 10, 2025.

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:

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 internment 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 and 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.

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
Would the project:				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resource, during construction or operation?	☐	☐	☒	☐

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Discussion:

a) The project consists of a 150-foot-tall lattice cell tower enclosed within a 30' x 30' 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 February 13, 2024. 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
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. 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?	☐	☒	☐	☐
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?	☐	☒	☐	☐

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?	☐	☒	☐	☐
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

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 USGS Earthquake Faults map available on the Lake County GIS Portal, 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 150' tall tower is set back more than ½ mile from the nearest dwelling and road, so the impact(s) from an earthquake would not affect any dwellings or roads as the result of the tower falling during an earthquake in the unlikely event that this were to 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 exhibits flat topography in the area designated for tower placement. While the surrounding region has been classified as having a severe erosion hazard rating, the proposed project location itself is characterized by relatively level terrain that will require minimal grading activities. The absence of significant slopes at the tower location substantially reduces potential landslide risks associated with the Project.

Less Than Significant Impact

b) The proposed project involves the construction of a telecommunications tower, necessitating limited site preparation. This preparation includes grading for an equipment pad, interior driveway improvements, and the tower lease area. The applicant estimates approximately 2,057 cubic yards of cut, 2,924 cubic yards of fill, for a net total of 867 cubic yards of fill material will be moved during these activities. Notably, no tree removal is proposed. CAL TRANS has required the applicant to use the existing Almond Lane for the access road to the proposed tower.

GEO-1: Grading Permit and Engineered Grading and Erosion Control Plan: Prior to any ground disturbance, the applicant shall obtain a grading permit from the County. As part of this permit process, the applicant shall submit an engineered Grading and Erosion Control Plan. This plan shall:

- Accurately estimate the total volume of earth to be moved.
- Detail specific dust mitigation measures to be implemented during all phases of ground disturbance.

GEO-2: Stormwater Erosion Control Plan and Best Management Practices (BMPs): The applicant shall submit a comprehensive Stormwater Erosion Control Plan to the Lake County Building Division concurrently with the building permit application. This plan shall include:

- Detailed strategies for managing stormwater runoff and minimizing erosion.
- A Best Management Practices (BMP) Plan outlining specific measures to be implemented.

GEO-3: Implementation of Best Management Practices: The applicant shall implement all BMPs outlined in the Stormwater Erosion Control Plan and Grading and Erosion Control Plan during all phases of grading, trenching, and any other ground-disturbing activities.

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

c) The Project site exhibits flat topography in the area designated for tower placement. While the surrounding region has been classified as having a severe erosion hazard rating, the proposed project location itself is characterized by relatively level terrain that will require minimal grading activities for the lease area. The absence of significant slopes at the tower location substantially reduces potential landslide risks associated with the Project.

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

d) The soil on the site is type 236 soil, “Stonyford-Guenoc complex, 30 to 50 percent slopes”. According to the Lake County Soil Survey, this type of soil’s permeability is moderately slow, surface runoff is rapid and the hazard of erosion is severe. This soil type is found on hills; the vegetation is mainly brush and annual grasses. This soil type is characterized by having rapid runoff and severe erosion. This soil is typically used as wildlife habitat and watershed. This soil unit is classified as a Class VIe soil, which is low value soil from a productivity standpoint.

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

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 Archeological Survey Report 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
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Discussion:

a) The Project Property is located within the Lake County Air Basin, which is under the jurisdiction of the 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 a 150' tall cell tower inside a 30' x 30' enclosure that will contain mechanical equipment needed to serve the tower. The tower will be unmanned during operations, with construction traffic is estimated to consist of up to 120 vehicle trips over a two- to three-month period. Annual trips are anticipated to be one trip every month for routine maintenance.

Lake County uses the 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 CO_2 emissions per project. As stated in the Air Quality section of this document, the projected amount of CO_2 emissions is negligible during construction and would have virtually 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 vehicle miles traveled (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 new vehicle trips per day. 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-3.6 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 CO_2e per capita by 2030 and no more than two (2) metric tons CO_2e 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
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☒	☐	☐

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?	☐	☒	☐	☐
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☒	☐	☐

Discussion:

a) Chemicals

According to the applicant, no chemicals other than diesel fuel storage tank for the backup power generator will be stored on site. Spill containment during construction will be in place.

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 about once a month by a maintenance employee. The site is not expected to have any issues related to trash or other eyesores since it is located on a hilltop on a steep sloped parcel, will be fenced and unmanned.

HAZ-1: The fuel storage system shall have secondary containment systems, such as concrete or impermeable barriers, to contain any potential fuel spills.

HAZ-2: Develop and strictly adhere to a Spill Prevention, Control, and Countermeasure Plan that outlines procedures for preventing, containing, and cleaning up fuel spills.

Less Than Significant Impact with Mitigation Measures HAZ-1 through HAZ-2 incorporated

b) The Project will not require any chemicals, fertilizers or other potentially harmful elements other than a diesel fuel storage tank for the backup generator and possibly some fuel for vehicles during construction.

Less Than Significant Impact with Mitigation Measures HAZ-1 though HAZ-2 incorporated

c) There are no schools located within one-quarter mile of the proposed Project site. The nearest school is located in Clearlake Oaks, which is located about three and a half miles west 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 SWRCB GeoTracker database
- The Department of Toxic Substances Control EnviroStor database
- The SWRCB list of 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 fifteen miles from Lampson Field, the nearest public airport. Lampson Field is administered by the Lake County Airport Land Use Commission, which has not adopted an Airport Land Use Compatibility Plan. 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 existing access road

Less Than Significant Impact

g) The proposed cell tower site is located within a Very High Fire Hazard Severity Zone, as designated by the California Department of Forestry and Fire Protection (CAL FIRE). This designation indicates that the site is subject to increased wildfire risk. While the cell tower, itself is constructed of non-combustible materials, there will be storage of diesel fuel on the site for the power backup system.

Less than Significant Impact with Mitigation Measure HAZ-1 through HAZ-2 incorporated

X. HYDROLOGY AND WATER QUALITY	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☒	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
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; 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?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

Discussion:

a) The proposed project involves site grading for a 30-foot by 30-foot (900-square-foot) lease area and the lengthening and widening of an access road. To address potential stormwater impacts, the applicant has submitted draft grading plans and will be required to submit formal, engineered Drainage and Erosion Control Plans at the time of application for the complex grading permit and building permit. The grading plans propose silt fencing, linear fiber rolls, hydroseed for slope stabilization, as well as concrete entrance stabilization area. These final plans must show all proposed Best Management Practices (BMPs) for controlling erosion and sedimentation.

   Less Than Significant Impact with GEO-1 through GEO-3, HAZ-1, and HAZ-2 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.

   Less Than Significant Impact

c) The project will have 900 sf of non-permeable surface. Grading needed for the site and access driveway is addressed in other findings in this report.

   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 tsunami. 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. The project's activities are limited to the cell tower with supporting equipment and will not entail any interaction with groundwater resources. Specifically, the project will not involve groundwater extraction, recharge, or any activities that could potentially alter groundwater quality or quantity. As a result, the project will not affect any groundwater basins, and the existence or absence of groundwater management plans is not pertinent to this analysis.

   No Impact

XI. LAND USE PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
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?	☐	☐	☒	☐

Discussion:

a) The Project Property is located in a rural area outside of the township of Clearlake Oaks. The tower and support equipment would be fully contained on site and would have no effect on the overall community in regards to dividing the community.

No Impact

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

Less than Significant Impact

XII. MINERAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion:

a) The site's soil is not suitable for gravel extraction, and it is not located within a mapped mineral resource area. Therefore, no significant impacts to mineral resources are anticipated.

No Impact

b) The zoning of the site is Rural Lands could allow mining. Type 236 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
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?	☐	☐	☒	☐
b) Result in the generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☒	☐
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?	☐	☐	☐	☒

Discussion:

a) Some noise during construction will occur, 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 which is undeveloped and uninhabited. The area contains scattered dwellings on large lots where there are people residing on the land.

Less than Significant Impact

b) Based on the Project's limited scope and the absence of activities known to produce substantial ground-borne vibration or noise, such as pile driving or heavy equipment operation in close proximity to sensitive receptors, the Project is not expected to result in significant ground-borne vibration or noise impacts.

Less Than Significant Impact

c) The project site's location fifteen miles from the nearest airport precludes the potential for significant noise impacts from air traffic. Therefore, the project will 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
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)?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion:

a) The Project will not generate 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
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) 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 little 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.

Less than Significant Impact

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
Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) For a land use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?	☐	☐	☒	☐
c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)?	☐	☐	☐	☒
d) Substantially increase hazards due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☒	☐

Discussion:

a) The site is accessed from Almond Lane a shared public access easement. No changes to this road are needed to accommodate the project. Improvements to the interior driveway are discussed in other sections of this report.

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 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 110

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 110 trips per day during construction and will generate up to four vehicle trips per year during operations.

Less Than Significant 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, that would result in the introduction of any obstacles, nor does it involve incompatible uses that could increase traffic hazards. The access road is a private road.

No Impact

e) The roadway will be widened to meet California Public Resources Code Sections 4290 and 4291 fire safety standards, which specify minimum road widths, turning radii, and grade requirements for emergency vehicle access. This compliance ensures adequate clearance and maneuverability for fire trucks and other emergency vehicles. Implementation of erosion control and stormwater BMPs will prevent roadway runoff and maintaining safe roadway conditions. The improved access road serves a telecommunications facility, which represents a compatible infrastructure use that does not introduce hazardous operations or incompatible vehicle types (such as farm equipment) that could create circulation conflicts.

No Impact

XVIII. TRIBAL CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Would the project Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☒	☐	☐
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?

Discussion:

a) An Archeological Survey Report was prepared for this project by EBI Consulting dated December 22, 2023.

The CRE stated that the site has a low probability of containing significant historic or prehistoric artifacts, relics or remains given its location on a hilltop, which were traditionally not used as settlement areas, which are much more likely found near a water source. The CRE recommended that the project should proceed as planned.

The County sent all eleven tribes based on Lake County an AB 52 notice on February 13, 2024, informing tribes of the proposed project and offering consultation under AB-52. One of the 11 notified Tribes, the Elem Indian Colony, responded to the notice, requesting a consultation February 16, 2024. Tribal Consultation was held on March 18, 2024, and was concluded on March 10, 2025.

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:

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 CUL-1 and CUL-2.

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

XIX. UTILITIES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

Discussion:

a) The project entails the construction of a new telecommunication tower and associated facilities, upgrades to the existing access road, and will utilize on-grid power service. A comprehensive evaluation of the potential environmental impacts resulting from the tower installation and access road improvements is presented in this document.

No 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 the construction will generate some waste and no waste would be generated during operations. The Lake County landfill in Clear Lake has capacity to accept the 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	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☒	☐	☐
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?	☐	☒	☐	☐
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?	☐	☒	☐	☐
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?	☐	☒	☐	☐

Discussion:

a) The Project site is in a Very High Fire Risk Area. 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, surface material and slope will aid on-site fire mitigation if needed. The applicant shall adhere to all regulations 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 tender truck on site during site disturbance 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.

Less Than Significant Impact with Mitigation Measures WILD-1 and WILD-2 incorporated.

b) The Project site is located in a mapped Very High Fire Risk area and has some potential to have a risk of wildfire. 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 Measures WILD-1 and WILD-2 incorporated.

c) The proposed site improvements are limited to road improvements, installing a 50' x 50' pad to house support equipment, and the 150' tall lattice 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 Measures WILD-1 and WILD-2 incorporated.

d) There is some wildfire risk associated with this project primarily during construction. This is addressed in mitigation measures WILD-1 and WILD-2.

Less Than Significant Impact with Mitigation Measures WILD-1 and WILD-2 incorporated.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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?	☐	☒	☐	☐
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)?	☐	☒	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Discussion:

a) The project proposes the installation of a 150' tall lattice cell tower on a 30' x 30' 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, Hazardous and Hazardous Materials, Hydrology and Water Quality, Tribal Cultural Resources, and Wildfire to less than significant levels.

Less than significant impact with mitigation measures added.

b) Potentially significant impacts have been identified related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazardous and Hazardous Material, Hydrology and Water Quality, Tribal Cultural Resources, 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 Resources, Geology and Soils, Hazardous and Hazardous Materials, Hydrology and Water Quality, 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

Reference List

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Shoreline Communities Area Plan
5. Lake Forest Verizon Tower Application – Major Use Permit.
6. United State Geological Survey 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/CNDDB)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Resources Assessment (BA) of the Project Property, prepared by EBI Consulting, January 2024.
14. Archeological Survey Report prepared by EBI Consulting, December 22, 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. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
19. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990
20. Lake County Emergency Management Plan
21. Lake County Hazardous Waste Management Plan, adopted 1989
22. Lake County Airport Land Use Compatibility Plan, adopted 1992
23. California Department of Forestry and Fire Protection - Fire Hazard Mapping
24. National Pollution Discharge Elimination System (NPDES)
25. FEMA Flood Hazard Maps
26. Lake County Aggregate Resource Management Plan
27. Lake County Bicycle Plan
28. Lake County Transit for Bus Routes
29. Lake County Environmental Health Division
30. Lake County Grading Ordinance
31. Lake County Natural Hazard database
32. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
33. Lake County Water Resources
34. Lake County Waste Management Department
35. California Department of Transportation (Caltrans)
36. Lake County Air Quality Management District website
37. Lake County Fire Protection District
38. United States Department of Agriculture – Natural Resources Conservation Service Web Soil Survey
39. Hazardous Waste and Substances Sites List,

40. State Water Resources Control Board (SWRCB) Cannabis Policy and General Order
41. Lake County Groundwater Management Plan, March 31st, 2006.
42. Lake County Rules and Regulations (LCF) for On-Site Sewage Disposal
43. Lake County Municipal Code: Sanitary Disposal of Sewage (Chapter 9: Health and Sanitation, Article III)
44. Lake County Soil Survey