



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

June 3, 2026

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
ENVIRONMENTAL CHECKLIST FORM
INITIAL STUDY (PL-25-394)**

1. Project Title: US-CA-7286, North Lakeport
 2. Permit Numbers: Major Use Permit/ Initial Study PL-25-394 for UP 24-16
 3. Lead Agency Name and Address: County of Lake
Community Development Department
Counthouse, 3rd Floor, 255 North Forbes Street
Lakeport, CA 95453
 4. Contact Person: Max Stockton, Associate Planner
(707) 263-2221
 5. Project Location(s): 5017 Terrace Ave., Lakeport
APN: 029-031-18
- Project Sponsor's Name & Address: Assurance Development, T-Mobile
1499 Huntington Drive, Ste. 305
South Pasadena, CA 31030
6. General Plan Designation: "SR^e" Suburban Residential Reserve
 7. Zoning: "SR-W-WW" – Suburban Reserve, Wetlands, Waterway
 8. Supervisor District: District Four
 9. Flood Zone: X – Areas determined to be outside the 0.2% annual chance (500 Year) floodplain
 10. Slope: The average cross slope of the parcel is 10.46%
 11. Hazards: Wildland Fire
 12. Earthquake Fault Zone: None mapped
 13. Dam Failure Inundation Area: Not located within Dam Failure Inundation Area
 14. Parcel Size: ± 14.68 Acres
 15. Description of Project:

The applicant, Assurance Development, T-Mobile is proposing Major Use Permit (PL-25-394 for UP 24-16) to construct an 150' tall monopine cell tower (designed to look like a pine tree) with a 10' tall lightning rod, up to 18 anchor antennas, a microwave antenna, two ground mounted radio cabinets, with more radio cabinets in the future as other companies co-locate

in the facility, and a step down transformer to power the tower through PG&E. The tower will leave areas for future co-location inside the 40-foot by 40-foot lease area with equipment needed to support the tower. The lease area will be enclosed by a 6' tall chain link fence.

FIGURE 1- EXISTING VIEW OF THE SITE



Source: Biological Assessment, by Impact7G, 12/13/2023

FIGURE 2 – SIMULATION VIEW OF SITE

AERIAL MAP



PROPOSED



EXISTING



AERIAL MAP



PROPOSED



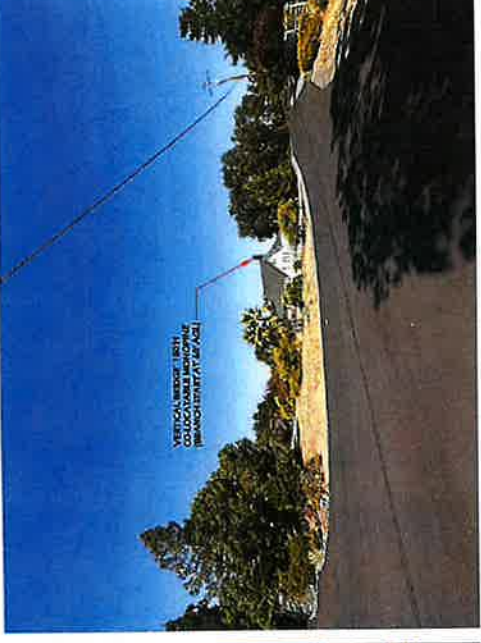
EXISTING



AERIAL MAP



PROPOSED



EXISTING



Source: Applicant provided materials
FIGURE 3 – SITE PLAN LEASE AREA

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

- North: Numerous Parcels that include zones: "C2-DR-R1", Community Commercial District-Design Review- Single Family Residential, that vary in size under 2 acres. Mostly developed with commercial buildings, residences, and accessory structures.
- South: Two Parcels that include zones "RR-R1-SC-W-WW", Rural Residential – Single Family Residential - Scenic Combining – Wetland – Waterway Combining District, that vary in size from 1.81 acres to 38.89 acres. Mostly undeveloped, residences, and accessory structures.
- East: "R1", Single Family Residential District, that vary in size from .18 acres to .63 acres. Developed with residences and accessory structures.
- West: Numerous Parcels that include zones: "PDR-RR-SC-W-WW", Planned Development Residential – Rural Residential – Scenic Combining District - Wetland – Waterway Combining District, varying in size from 4.06 acres to 38.89 acres. Mostly undeveloped, a residence, and accessory structures.

FIGURE 5 –VICINITY MAP



Source: Lake County GIS

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

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

- Lake County Community Development Department
- Lake County Building Safety Division
- Lake County Department of Environmental Health
- Lake County Air Quality Management District
- Lake County Assessor
- Lake County Surveyor
- Lake County Department of Public Works
- Lake County Sheriff's Department
- Lakeport Fire Protection District
- CAL FIRE
- Pacific Gas and Electric
- California Department of Fish & Wildlife (CDFW)
- California Department of Public Health
- California Department of Consumer Affairs

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

Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and Project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process, per Public Resources Code §21080.3.2. Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3 (c) contains provisions specific to confidentiality.

The County sent an AB52 notice on October 22, 2025, to the following tribes: Big Valley Rancheria, Cortina Rancheria, Elem Colony, Koi Nation, Mishewal-Wappo, Middletown Rancheria, Redwood Valley Rancheria, Robinson Rancheria, Scotts Valley Band of Pomo Indians, Habematolel Pomo of Upper Lake Tribe, and Yocha Dehe Wintun Nation, informing tribes of the proposed project and offering consultation under AB-52. Middletown Rancheria, Yocha Dehe, and Habematolel Pomo of Upper Lake Tribes responded to the notice with no adverse comments. The Tribes were also notified of the public review period for this Initial Study.

ATTACHMENTS:

- Attachment 1: Site Plans
- Attachment 2: Simulation Renderings
- Attachment 3: Biological Assessment
- Attachment 4: Special Status Plant Survey
- Attachment 5: Arborist Report

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: Max Stockton, Associate Planner

Signature:  Date: 6.15.2026

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

Except as provided in Public Resource Code Section 21099, would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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 Lakeport Area plan, scenic vistas are generally identified as views of Clear Lake, Mt. Konocti, and other viewsheds containing large expanses of open and agricultural land. Additionally, the Scenic Combining "SC" overlay district is applied to lands within the County to protect and enhance views of scenic areas from the County's scenic highways and roadways for the benefit of local residential and resort development, the motoring public, and the recreation-based economy of the County. The SC district contains additional development standards for structures within a certain distance of the roadway.

According to the California Department of Transportation (Caltrans) California State Scenic Highway System Map, Highway 29 is noted as "Eligible" for scenic designation but is not formally designated. Highway 29 is a locally designated scenic corridor and has the "SC" applied along it. Specific to this location, the SC district extends 500 ft from Highway 29. The tower would be located outside of the noted 500-foot corridor for the SC district at this location; moreover, the proposed tower is more than 800 feet from Hill Road East. According to the Lakeport Area Plan, scenic resources in this area should avoid billboards and overhead utility lines, for they tend to distract from the scenic viewshed, yet this monopine cell tower is specifically designed to look like a tree and minimize the distraction from scenic views. Neither Hill Road East nor the adjacent portion of Lakeshore Drive are designated as scenic routes.

The site does provide views of a scenic vista over Clearlake. Low lying hills, trees, as well as dispersed residential and commercial development can be seen near the proposed site. As shown in the location D visual simulations for the project (Figure 2), the tower would be

visible to motorists traveling along Hill Road East and Highway 29. However, the site and immediate surrounding area also contain other trees similar in size to the proposed tower. Additionally, the tower is also proposed as a monopine tree design within a flat area of the project site to lessen impacts to scenic vistas to the extent possible. Lastly, screening of the equipment area is both proposed and required, and the following mitigation measures have been added to address impacts to scenic resources. With implementation of these measures, impacts to scenic resources would be less than significant.

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

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

AES-2: All lighting shall be downcast and shall not spill over onto public roads or neighboring lots. All lighting shall comply with fixture recommendations found in darksky.org.

AES-3: The 150' tall monopine cell tower shall be green in color and maintained for the life of the project. Any changes to the appearance of the tower that do not qualify for a Federal Communications Commission (FCC) Eligible Facilities Request shall require a new use permit application.

- b) The applicant is proposing to remove one Manzanita tree for placement of the monopine tower, and no rock outcroppings are identified on the project parcel. The site is currently undeveloped, and no historic buildings are present. The project will not substantially damage any scenic resources within a state scenic highway or locally designated scenic area.

Less than Significant Impact

- c) The site is situated in unincorporated Lakeport on a parcel of land with an average slope of 10.46%. The cell tower is located in close proximity to Sutter Lakeside Hospital. The design of the tower, resembling a pine tree. Although the tower will be visible from Hill Road East and Highway 29, the site and the immediate landscape surroundings contain tall trees. The proposed cell tower is set back over 800 feet from Hill Road East and is designed as a monopine tower, to help blend in with the existing environment. The proposed project is not anticipated to substantially degrade the existing visual character or the public views of the project site and surroundings with mitigation incorporated.

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

- d) The project has potential to create additional light based on FAA lighting. This lighting is typically required on cell towers for flight safety due to tower heights but generally required for towers exceeding 200 feet. The FAA safety lighting is exempt from County's dark skies lighting regulations; but will be required to prevent any lighting to spill over onto public roads or neighboring lots.

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

II. AGRICULTURE AND FORESTRY RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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 "SR", Suburban Reserve which allows agricultural crop production. No agriculture is proposed on site or in the immediate vicinity. As such, the project would not result in conversion of Prime Farmland to non-agricultural use. The current Farmland Mapping Designation for the proposed project location is Grazing Land. The proposed project lease area is going to be 40' by 40' area.

No Impact

- b) The site is zoned "SR" Suburban Reserve and is not under a Williamson Act contract. None of the neighboring parcels are in the Williamson Act.

No Impact

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

No Impact

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

No Impact

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

No Impact

III. AIR QUALITY

Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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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 significant criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

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

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

Standard construction equipment including a crane, grading truck, dump truck, and similar would be used. The project will have minimal site disturbance associated with establishing the 40' by 40' lease area. The project will have minimal site disturbance, with removal of one Manzanita tree. There is some potential for dust / dirt impacts during access road preparation, and the applicant will need to apply palliatives (water) to the ground prior to and during disturbance to minimize dust from the site work. Emissions that may result during site construction and operation of the tower will be insignificant as it is anticipated at between two and four average daily trips will result from the construction of the site.

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

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

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

As discussed above in criterion a), the project will not generate significant levels of pollutants during construction. The construction of the tower will take approximately two to three months for road development, while approximately 30 days will be necessary for construction of the tower and supporting equipment. An estimation of about six vehicle trips per day for construction. A dump truck tends to hold 16 cubic yards per trip, so it may be assumed that construction could include approximately 30 trips during the road improvements and tower pad preparation portion. Once constructed, the tower will be unmanned, and with approximately four vehicle trips annually for maintenance.

Less Than Significant Impact

- c) Sensitive receptors (i.e., children, senior citizens, and acutely or chronically ill people) are more susceptible to the effects of air pollution than the general population. Land uses that are considered sensitive receptors typically include residences, schools, playgrounds, childcare centers, hospitals, convalescent homes, and retirement homes. The nearest sensitive receptor is Sutter Lakeside Hospital, located approximately 250 feet from the proposed tower, with its own emergency backup generators and commercial/ medical grade filtration systems.

The project will not generate measurable pollutants. The construction traffic is estimated to consist of up to 220 vehicle trips over a two-to-three-month period for road development and approximately 30 days for tower erection and installation of supporting equipment because six trips a day are only estimated for development of the driveway and construction of the leased area and tower are only expected to require two or three trips per day. Hours of construction would occur between 7:00 a.m. to 7:00 p.m., Monday through Friday. All construction equipment is required to comply with California CARB regulations; meanwhile, cell tower supporting structures are required to comply with California Building Energy Efficiency Standards (Title 24) and Air Quality requirements intended to reduce pollutants and emissions.

Less than Significant with Mitigation Measure AQ-1 incorporated.

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

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

IV. BIOLOGICAL RESOURCES

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

- a) Has a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|
| ☐ | ☒ | ☐ | ☐ |
|--------------------------|-------------------------------------|--------------------------|--------------------------|

- 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) Multiple Biological Assessments of the Project Property were prepared by Trileaf Corporation and Impact7G, for compliance with CEQA requirements, CDFW and USFWS surveying protocols. Davey Resource Group also performed an Arborist Report and Tree Protection Plan. The following information is a summary of the findings from the Biological Assessment provided by Trileaf Corporation.

The biological field studies were conducted on May 16, 2025, and July 10, 2025. Based on current site conditions and suitable habitat requirements or sensitive species, the study concluded that special-status plant species are absent from the project site and surrounding surveyed areas.

Impact Assessment Methodology

This review used the best available scientific and commercial data to evaluate the potential effects to biological resources from the proposed project. Methods to obtain data and biological resources information included a desktop review and field survey of the Biological Survey Area (BSA), which covered the project boundary and an approximate 50-foot buffer, with a focus on the proposed Site.

The field survey focused on existing biological resources, presence or absence of special-status wildlife and plant species and habitats, as well as the proposed potential of the present habitat to support these species. On-site field survey methods consisted of walking randomized transects throughout the project and recording wildlife observed by visual observation using binoculars, indirect signs (e.g. scat, animal tracks, burrows, and skeletal remains), and auditory cues (i.e. calls and songs). Notes on vegetation communities and botanical resources were also recorded. The field survey was conducted in early May, within the typical blooming period for most but not all potentially occurring special-status plant species with potential to occur within the BSA area. Trileaf completed a special-status plant survey as well as assessed the site for potential wetlands.

Sensitive biological resources present, or potentially present, onsite were identified through a literature review using the following resources: the U.S. Fish and Wildlife Service's Information, Planning, and Consultation system (IPaC), the California Natural Diversity Data Base (CNDDB), and the California Native Plant Society (Tibor 2001 and CNPSEI 2010). For the purpose of this report, "sensitive" or "special status" species are those plant or wildlife species that are federally and/or state listed species, proposed for listing, or candidate species.

Vegetation Communities and Wildlife Habitat

The site offers limited but suitable habitat for various wildlife species. The grassland provides marginal quality habitat for small- to medium-sized mammals and reptiles,

supporting foraging, shelter, and breeding activities. The riverine habitats adjacent to the project area serve as a temporary water source for wading birds, reptiles, and amphibians. No burrows were observed within the project site.

Wildlife observed during field surveys included Lesser goldfinch (*Carduelis psaltrina*), House sparrow (*Passer domesticus*), Mourning dove (*Zenaida macroura*), House finch (*Carpodacus mexicanus*), Common raven (*Corvus corax*), European starling (*Sturnus vulgaris*), Turkey Vulture (*Cathartes aura*), California ground squirrel (*Spermophilus beecheyi*), Black-tailed jackrabbit (*Lepus californicus*), Black-tailed deer (*Odocoileus hemionus columbianus*).

Although no active bird nests were observed during surveys, the site contains appropriate habitat for both ground- and tree-nesting bird species, as well as foraging habitat for a variety of birds. It is reasonably likely that native birds use the site for nesting. Tree removal and site development could potentially disturb active nests if present during construction.

Special-Status Species Reviewed

For the purposes of the Biological Resources Assessment, special-status species include those that are federally listed as Endangered, Threatened or Proposed for federal listing (candidate) under the USFWS. Other species also evaluated in the Biological Assessment include non-listed federal and California Special Species of Concern (CSC) and those species that fall under the jurisdiction of the USFWS such as the MBTA and the CDFW, such as CEQA Section 15380(d).

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

The project site contains suitable habitat for sensitive plant species. However, no special-status plant species were observed within or surrounding the proposed project site during either site survey. Based on timing, methods, and extent of surveys, it is concluded that special-status plant species are absent from the project site and surrounding surveyed areas.

Special-Status Wildlife Species

Of the wildlife species noted in Appendix A of the Biological Assessment, the following wildlife species were noted to have potential to occur within the site.

Tricolored Blackbird - The Tricolored Blackbird prefers wetland and grassland habitats and prefers to forage in cultivated fields, feedlots, and wetlands; additionally, will forage in agricultural fields with low-growing vegetation. Known by its biological name *Agelaius tricolor*, they require a nearby water source, suitable nesting substrate, and a large, productive foraging landscape to breed.

This species may be present feeding in the general project buffer area but is not likely to be found nesting as no nesting habitat is present. No individuals of this species were observed during surveys. This species has been documented approximately 0.58-miles northwest of the proposed project site; however, this species is not anticipated to be affected by the proposed scope of work.

Special Status Plant Species

Federally and State-Listed Plant Species. Review of the USFWS (USFWS 2024), the CNPS (CNPS 2024), and the CNDDB (CNDDB 2024) revealed that 10 listed plant species

and species of concern have potential to occur in the general project area. Please refer to Appendix A of the Biological Assessment for a list of these species and their habitat requirements. Potential habitat is present for 1 of these 10 plant species within the project site and buffer area. Botanical surveys were conducted on May 16, 2025, and July 10, 2025 (See Attachment 3 of the Biological Report for the list).

During the May and July 2025 field surveys, blue oak (*Quercus douglasii*) was the dominant canopy species with dense coverage, with Coast live oak (*Quercus agrifolia*) associated throughout. Associated tree and shrub species included black elderberry (*Sambucus nigra*), manzanita ssp., and toyon (*Heteromeles arbutifolia*). The understory was sparsely to moderately populated with patches of annual grasses. In unincorporated areas of Lake County, Blue Oak (*Quercus douglasii*) and Coast Live Oak (*Quercus agrifolia*) are not specifically protected under a countywide tree ordinance, and there are no permit requirements for their removal. While Lake County has adopted an Oak Woodland Management Policy (Board Resolution No. 95-211) to encourage voluntary conservation of oak woodlands, this policy does not impose regulatory restrictions or mandatory mitigation for tree removal.

Konocti Manzanita – A rare native shrub that grows in Central and Northern California, primarily in the North Coast and North Coast Range regions. It tends to grow in slopes and rocky places, at elevations from 2000–4600 feet and blooming between February and June.

With a biological name of *Arctostaphylos manzanita* ssp. *elegans*, the plant species was present within portions of the project site, particularly in the woodland areas directly west of the proposed lease area. This species is considered a special-status plant with a California Rare Plant Rank (CRPR) of 1B.3, indicating it is rare, threatened, or endangered in California and elsewhere, and is considered sensitive under the California Environmental Quality Act (CEQA). While it is not listed under the federal or state Endangered Species Acts, the species' limited distribution makes it vulnerable to habitat loss, fragmentation, and disturbance. During the May 2025 site walk, Konocti manzanita was not observed within the 0.60-acre portion of the parcel to be impacted by the installation, however, manzanita plants were observed within the 50-foot buffer surveyed west of the proposed lease area.

The field survey focused on existing biological resources, presence or absence of special-status wildlife and plant species and habitats, as well as the proposed potential of the present habitat to support these species. Suitable habitat for sensitive wildlife species were present within the surveyed buffer surrounding the proposed development footprint; however, none are likely to occur within the proposed development footprint itself. No small mammal burrows were observed on or within the immediate vicinity of the site. No direct impacts are anticipated to any sensitive wildlife species or their habitat, and no further action is recommended regarding sensitive wildlife species. Therefore, special status plant species are considered absent from the project site and buffer area, and no additional surveys are required. However, Mitigation Measures BIO-3 and BIO-4 will ensure that all project activities and traffic stay within the project area to further reduce the potential to impact special status plant (and other) species. Impacts would be less than significant.

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

BIO-1: A qualified biologist shall perform a pre-construction survey for nesting birds within 7 days prior to breaking ground at the site if construction activities take place between February 1 and August 31. If nesting birds are found, the qualified biologist should establish suitable buffers prior to groundbreaking activities. To prevent encroachment, the established buffer(s) should be clearly marked by highly visibility material. The established buffer(s) should remain in effect until the young have fledged, or the nest has been abandoned as confirmed by the qualified biologist.

- Alternatively, depending on site-specific conditions for each nest and the proximity and nature of construction activities, it may be possible for work to proceed within the established buffer without affecting the nesting effort. This determination will be made on a case-by-case basis by a qualified biologist. If construction within the buffer is permitted, the nest(s) will be continuously monitored by the biologist during all work activities within the buffer zone. The biologist will conduct full-time monitoring to assess whether construction is causing disturbance to the nest or nesting behavior. If any signs of nest disturbance or adverse impacts are observed, the biologist will immediately notify the construction manager to halt all work within the buffer. Work will not resume until the nest is no longer active or the young have successfully fledged. For active raptor nests, the Project proponent must notify the California Department of Fish and Wildlife (CDFW) to consult on whether work can proceed within the standard 500-foot (or greater) buffer. Construction within the buffer of an active raptor nest may only proceed with explicit approval from CDFW.

BIO-2: All work within or adjacent to the stream, including work on or around the culvert, shall occur during the dry season (typically June 15 to October 15) when no flowing water is present, unless otherwise approved by the California Department of Fish and Wildlife (CDFW) and the Regional Water Quality Control Board (RWQCB).

BIO-3: The limits of construction shall be clearly demarcated with high-visibility fencing to restrict equipment, personnel, and materials to designated work areas and avoid unnecessary disturbance to the streambed, banks, and adjacent riparian vegetation with temporary erosion and sediment control measures shall be installed prior to the onset of construction and maintained throughout the construction period. These measures may include, but are not limited to, silt fencing, straw wattles, fiber rolls, and sediment basins. Soil stockpiles shall be covered and surrounded by appropriate sediment controls and located at least 50 feet from the stream.

- Upon completion of construction, all disturbed soils adjacent to the stream shall be stabilized using erosion control measures such as native seed, mulch, erosion control fabric, or other appropriate methods. Any temporarily impacted riparian vegetation shall be restored using locally appropriate native species. Erosion control measures shall be inspected regularly during construction and after major storm events. Repairs or reinforcements shall be made promptly if measures are damaged or ineffective.

BIO-4: All construction equipment shall be maintained in good condition to prevent leaks. Equipment refueling, maintenance, and storage shall occur at least 100 feet away from the stream. Spill prevention and response materials shall be maintained on site at all times. Concrete washout areas shall be sited away from the stream and fully contained.

- b) There are two creeks on the parcel, both recognized by Trileaf as Tributary off Santa Rosa Creek and both are recognized as being less than 150 feet from the proposed tower site.

Trileaf has also recognized that an unnamed Freshwater Emergent Wetland exists approximately 0.16 miles northeast of the proposed tower site. A seasonal riverine feature transects the southern leg of the existing gravel access road and is currently conveyed through an existing culvert. This feature presents as a shallow, linear topographic depression with an undefined bed and bank. At the time of the biological survey, the feature was dry and exhibited no evidence of recent or historic surface flow, such as sediment scour, debris wrack, or water staining. However, the presence of facultative wetland plant species within the feature indicates that it experiences periodic soil moisture or saturation, likely associated with seasonal stormwater runoff events.

While no clear indicators of ordinary high-water marks were present, the feature likely functions as a seasonal drainage or ephemeral swale, conveying stormwater flows during periods of heavy precipitation. The existing culvert allows surface flow to pass beneath the current roadway alignment during those events.

Less Than Significant Impact with Mitigation Measures BIO-2 through BIO-4

- c) No state or federally protected wetland exists on this parcel.

No Impact

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

Less Than Significant Impact with Mitigation Measure BIO-1

- 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, further verified with a memorandum provided on January 13, 2026, by Principal Biologist, Smanatha Neary, of Trileaf environmental architectural engineering, where Samantha clarified that although “vegetation removal would be limited to two shrub and one manzanita tree within the proposed footprint,” the special species Konocti Manzanita is not the species of manzanita tree to be removed; furthermore, “no individuals of the Konocti manzanita or other special-status plant species were observed during (the) surveys.” The proposed project would not conflict with any wetlands, ephemeral drainages, or other sensitive habitats protected by the Lake County Code and Zoning Ordinance.

According to the biological study provided by Trileaf, in unincorporated areas of Lake County, Blue Oak (*Quercus douglasii*) and Coast Live Oak (*Quercus agrifolia*) are not specifically protected under a countywide tree ordinance, and there are no permit requirements for their removal. While Lake County has adopted an Oak Woodland Management Policy (Board Resolution No. 95-211) to encourage voluntary conservation of oak woodlands, this policy does not impose regulatory restrictions or mandatory mitigation for tree removal.

Less Than Significant Impact

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

No Impact

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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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) A Cultural Resource Assessment (CRE) was prepared for this project by Duke Cultural Resource Management LLC (DUKE CRM) and is dated January 8, 2024.

The Cultural Resource Assessment determined that there were no identified historic properties located in the proposed project area. Duke Cultural Resource Management LLC (DUKE CRM), did an observation field study. The field study found that the ground in the area consists of near-surface graded soil, good ground-surface visibility.

The County sent an AB52 notice on October 22, 2025, the following tribes: Big Valley Rancheria, Cortina Rancheria, Elem Colony, Koi Nation, Mishewal-Wappo, Middletown Rancheria, Redwood Valley Rancheria, Robinson Rancheria, Scotts Valley Band of Pomo Indians, Habematolel Pomo of Upper Lake Tribe, and Yocha Dehe Wintun Nation, informing tribes of the proposed project and offering consultation under AB-52. Middletown Rancheria, Yocha Dehe, and Habematolel Pomo of Upper Lake Tribes responded to the notice with no adverse comments. The Tribes were also notified of the public review period for this Initial Study.

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

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

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

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

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

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

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

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

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

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

VI. ENERGY

Would the project:

- a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resource, during construction or operation?

☐ Potentially Significant Impact ☐ Less Than Significant with Mitigation Measures ☒ Less Than Significant Impact ☐ No Impact

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

☐ Potentially Significant Impact ☐ Less Than Significant with Mitigation Measures ☒ Less Than Significant Impact ☐ No Impact

Discussion:

- a) The project consists of a 150' tall monopine cell tower with a 10' tall lightning rod, enclosed within a 40' x 40' enclosure. The tower and support equipment will be used on grid power. Cell towers have minimal power demands, and there are no grid capacity issues at this location.

PG&E was notified of this project on October 22, 2025. 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

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?

☐ Potentially Significant Impact ☐ Less Than Significant with Mitigation Measures ☒ Less Than Significant Impact ☐ No Impact

- 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 wastewater? ☐ ☐ ☐ ☒
- 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 United States Quaternary Faults map available on the United States Geological Survey ArcGIS website, there are no mapped earthquake faults within one mile 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. Furthermore, the 150' tall tower with 10' tall lightning rod is set back more than 600 feet from the nearest dwelling, and 950 feet from the nearest road, it is not likely the impact(s) from an earthquake would affect any development as the result of the tower falling during an earthquake; in the unlikely event that this would 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 is flat where the tower will be placed. According to the Landslide Inventory Interactive Web Map prepared by the United States Geological Survey, the area is

considered generally stable. With a soil type of 163 Manzanita gravelly loam, 8 to 25% slopes, and a landslide risk of severe, it was critical that this tower be located in a large, relatively flat location. With a slope between 0 to 10 percent, the project site is considered unlikely to be susceptible to landslides and will not likely expose people or structures to substantial adverse effects involving landslides, including losses, injuries or death.

Less Than Significant Impact

- b) Tree removal of one manzanita trees and some grading for equipment pad preparation, interior driveway improvements and trenching for the underground utilities will be conducted under chapter 30 of the Lake County Municipal Code. A majority of the proposed grading is to include gravel infill for road and pad base to cover access and support the leased areas infrastructure of approximately 380 cubic yards.

Less than significant with Mitigation Measure GEO-1 incorporated.

GEO-1: The applicant shall submit a Stormwater Erosion Control Plan, Best Management Practices, to the Lake County Building Division with the building permit application. Best Management Practices Plan shall be submitted with the Stormwater Erosion Control Plan. The applicant shall implement the Best Management Practices when they are trenching, grading, and doing any ground disturbance.

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

Less Than Significant Impact

- d) The soil on the site is type 163 soil, "Manzanita Gravelly Loam, 8 to 25 percent slopes". This very deep, well-drained soil is on terraces. The vegetation is oak, manzanita, and annual grass. The permeability of this Manzanita soil is slow. Surface runoff is rapid, and the hazard of erosion is severe. However, the proposed project location is mostly flat, with minimal slope in the area to be developed and the soil is not considered expansive or creating substantial direct or indirect risks to life or property.

Less Than Significant Impact

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

No Impact

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

Less than Significant Impact

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

Discussion:

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

The proposed Project consists of a 150' tall cell tower with a 10' tall lightning rod inside a 40' x 40' perimeter fencing enclosure that will contain mechanical equipment needed to serve the tower. The tower will be unmanned during operations, with an estimated of four trips annually for maintenance. During construction it is estimated that the construction will not generate more than six trips per day of construction. The construction will take approximately two to three months for road development, while approximately 30 days will be necessary for construction of the tower and supporting equipment.

Lake County uses the Bay Area Air Quality Management District (BAAQMD) thresholds of significance as a basis for determining the significance of air quality and GHG impacts. The BAAQMD threshold of significance for a project is 1,100 metric tons of CO₂ emissions per project. As stated in the Air Quality section of this document, the projected amount of CO₂ emissions is negligible during construction and would have no emissions during operations.

To date, the County has not yet formally adopted its transportation significance thresholds or its transportation impact analysis procedures. As a result, the project related VMT impacts were assessed based on guidelines described by the California Office of Planning and Research (OPR) in the publication *Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory*, 2018. The OPR Technical Advisory identifies several criteria that may be used to identify certain types of projects that are unlikely to have a significant VMT impact and can be "screened" from further analysis. One of these screening criteria pertains to small projects, which OPR defines as generating fewer than 110 new

vehicle trips per day on average. During construction of this tower, it has not been determined how many trips will be necessary, yet 380 cubic yards are proposed as infill for gravel and a dump truck tends to hold 16 cubic yards per trip, so it may be assumed that construction could include approximately 30 trips during the road improvements and tower pad preparation portion. After construction, maintaining the tower tends to be no more than four trips per year. OPR specifies that VMT should be based on a typical weekday and averaged over the course of the year to take into consideration seasonal fluctuations.

Less than Significant Impact

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

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

Policy HS-3 goal states that to reduce the generation of air pollutants and promote non-polluting activities to minimize impacts to human health and the economy of the County. Policy HS-3.6 of the Lake County General Plan on Regional Agency Review of Development Proposals states that the "County shall solicit and consider comments from local and regional agencies on proposed projects that may affect regional air quality. The County shall continue to submit development proposals to the Lake County Air Quality Management District for review and comment, in compliance with the California Environmental Quality Act (CEQA) prior to consideration by the County." The proposed project was sent out for review from the LCAQMD and the only concern was restricting the use of an onsite generator to emergency situations only, but it has since been found that the proposed site is not within the Tier 2 or Tier 3 high fire severity zones, and no longer requires a backup generator in accordance with the California Public Utilities Commission Rulemaking (R.)25-07-014 on July 24, 2025, to consider modifications to the current network resiliency rules for communications service providers.

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 metric tons CO₂e per capita by 2030 and no more than two metric tons CO₂e per capita by 2050. Improvements to the road could require approximately ten employees with a variety of vehicles, including a grading truck and various dump trucks. Construction of the cellular tower will have up to three individuals working on site during construction of the tower and supporting equipment such as a crane truck and cement truck, yet no employees are proposed during normal operations, which would result in minimal emissions.

Less than Significant Impact

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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 be stored on site. Spill containment during construction will be in place. Staging will occur on disturbed areas on the site.

Solid Waste Management

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

Site Maintenance

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

Less than Significant

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

Less than Significant

- c) There are no schools located within one-quarter mile of the proposed Project site. The nearest school is located in Lakeport, which is located about 3 air miles south 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 1/4-mile of the project site:

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

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

No Impact

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

No Impact

- f) The Project would not impair or interfere with an adopted emergency response or evacuation plan. Following construction, the project will generate virtually no additional vehicle trips, and no change to the existing road network is needed. The Lake County Sheriff's Department and Lakeport Fire Protection will provide protective services in the event of an emergency.

Less than Significant

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

Less than Significant Impact

X. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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 Project is anticipated to generate a minor amount of storm water runoff. The equipment's least area is 40' x 40' in total area (1,600 sf). Construction would occur during non-rainy season months depending on when the actual land use approval occurs. The applicant is required to implement a Best Practice Management Plan within the Stormwater Erosion Control Plan with the building permit application and Grading Permit.

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

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

No Impact

- c) The project will have 1,600 sf of non-permeable surface. Due to the small footprint of the tower and equipment area, no additional stormwater plans are needed. There will be some grading for equipment pad preparation, interior driveway improvements, and trenching for underground utilities. The California Building Code 2025 exempts a grading permit for the excavation of trenches for utilities.

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

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

No Impact

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

No Impact

XI. LAND USE PLANNING

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

- a) Physically divide an established community?

☐	☐	☒	☐
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- 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?

☐	☐	☒	☐
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Discussion:

- a) The Project Property is located in a rural area, between residences near the lakefront and Highway 29. The tower and support equipment would be fully contained on site and would have no effect on the overall community in regard to dividing the community.

Less than Significant.

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

The Lake County General Plan designation for the subject site is Suburban Residential Reserve. This General Plan designation is intended to transition Lake County's rural residential and urban residential use, but due to soil and slope characteristics, lots are generally larger than one acre, and designated to limit residential densities until appropriate infrastructure is in place to support higher densities. This General Plan designation allows cell towers with a major use permit; this is found in Article 27, Table B of the Zoning Ordinance.

The site is zoned "SR-W-VVW", Suburban Reserve – Wetland - Waterway; therefore, the Articles addressing each of these three zoning districts potentially apply to this application review.

Article 9 – "SR" Suburban Reserve Zoning District

Wireless communication facilities are a permitted use in the "SR" Suburban Reserve Zoning District upon issuance of a Major Use Permit pursuant to Article 27, Table B of the Lake County Zoning Ordinance. The applicant is under review for a major use permit with this application.

Article 27 - Use Permits

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

Article 29, "W" Wetlands Combining District.

The purpose of this chapter is to preserve and protect environmentally sensitive wetlands valuable for their plant and animal habitat and natural appearance characteristics. The results of the delineation concluded that no wetlands are present within or adjacent to the stream or in the surrounding areas of the project site. No evidence of hydrophytic vegetation, hydric soils, or wetland hydrology was observed during the field assessment. As such, the site does not support jurisdictional wetlands, and no permitting for wetland impacts is anticipated at this time. The two closest creeks are the Tributary of Santa Rosa, at approximately 117 and 145 feet from the proposed site. The flood zone for this portion of the property is zoned "X", which is less than 0.2% annual chance of the 500-year flood.

Article 37, "VVW" Waterway Combining District.

The purpose of this chapter is to preserve and protect riparian areas that might otherwise contain sensitive plant and animal species. The location of the riparian area on site was not found to be within proximity of the proposed project, so there is no conflict with the small lake (waterway) that is on the subject lot.

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

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

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

The proposed cell tower has a monopine design to make it look like a tree. The tower is set back from Hill Road East over 800 feet, and it is outside of the Scenic Combining District boundary.

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

The Lakeport Fire Protection District did not provide comment for this project, yet Public Resource Code 4290 and 4291 regulations will be adhered to during the grading and development of access road improvements through widening of the driveway to a minimum 12 feet and a hammerhead turn around near the tower location for emergency personnel turn around.

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

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

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

Less than Significant.

XII. MINERAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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:

- The soil type on this site is not on a mapped site for mineral resources.
- No Impact
- The zoning of the site Suburban Reserve, with soil type 163 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
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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 will be generated during construction from the use of the crane, grading truck, cement truck, and dump truck; however, construction hours are limited to 7:00 a.m. to 7:00 p.m. Monday through Friday, so the likelihood of noise-related impacts is minimal, particularly given the surrounding land, most of the area contains scattered dwellings on large lots where there are people residing on the land.

Less than Significant Impact

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

Less Than Significant Impact

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

No Impact

XIV. POPULATION AND HOUSING

Potentially Significant Impact	Less Than Significant With Mitigation Measures	Less Than Significant Impact	No Impact
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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 permanent population growth to the area as the proposed monopine tower would be an unmanned facility with site maintenance occurring four times annually.

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
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Would the project:

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

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

☐	☐	☒	☐
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Discussion:

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

Less than Significant

XVI. RECREATION

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?
- 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?

Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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☐	☐	☐	☒
☐	☐	☐	☒

Discussion:

- a) The project places no demand on local parks. The monopine tower as proposed, would be an unmanned facility with maintenance accruing four times annually.

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

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?

Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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☐	☐	☒	☐
☐	☐	☐	☒
☐	☐	☐	☒
☐	☐	☒	☐
☐	☐	☒	☐

Discussion:

- a) The site is accessed from Terrace Avenue, a shared public road. No changes to this road are needed to accommodate the project. The proposed project includes improving the interior driveway to meet Public Resource Code 4290 standards for width and surface material.

Less Than Significant Impact

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

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

No Impact

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

No Impact

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

Less than Significant

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

Less than Significant

XVIII. TRIBAL CULTURAL RESOURCES

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

- | | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|--------------------------|
| 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) A Cultural Resource Assessment (CRA) was prepared for this project by Duke Cultural Resource Management, LLC (DUKE CRM) and is dated January 8, 2024.

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

An AB52 consultation notice was sent to Big Valley Rancheria, Cortina Rancheria, Elem Colony, Hopland Band of Pomo, Koi Nation, Mishewal-Wappo, Middletown Rancheria, Redwood Valley, Robinson Rancheria, Scotts Valley Band of Pomo Indians, Habematolel Pomo of Upper Lake, and the Yocha Dehe Wintun Nation Tribes on October 22, 2025. Notified Tribes consisted of. The Middletown Rancheria of Pomo Indians acknowledged the project and declined any comment.

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

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

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 construction of the project, altering materials and their stratigraphic content 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.

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

Less than Significant Impact with Mitigation Measures TCR-1 and TCR-2 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 proposed project consists of constructing a new monopine telecommunication tower with supporting equipment. It will be served by on-grid power. No other public utilities are needed.

Less than Significant Impact

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

No Impact

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

No Impact

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

Less than Significant

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

No Impact

XX. WILDFIRE

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

	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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 not within a designated Very High Fire Severity Risk Area, and no fire mitigation measures are proposed with this application. The applicant will be required to keep a water tender on site during construction; this is required by mitigation measure WLD-1 below. The project will not impair an adopted emergency response plan or evacuation plan, and the requirement to improve the interior driveway to meet Public Resource Code 4290 standards for width and surface material. The applicant shall adhere to all 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.

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

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

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

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

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

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

c) The proposed site improvements are limited to road improvements, installing a 40' x 40' pad to house support equipment, and the 150' tall monopine cell tower with 10' tall lightning rod. There is some potential for sparks from construction equipment during site preparation; the County is requiring certain mitigation measures to help reduce the potential for fires occurring as the result of site disturbance.

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

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

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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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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-

☐	☒	☐	☐
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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 monopine cell tower with 10' tall lightning rod on a 40' x 40' pad needed for the support equipment to serve the tower.

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

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

Less than significant impact with Mitigation Measures incorporated.

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

Implementation of and compliance with the mitigation measures identified in each section as Project Conditions of Approval would avoid or reduce potential impacts to less than significant levels and would not result in any cumulatively considerable environmental impacts.

Less than significant impact with Mitigation Measures incorporated.

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

Less than significant impact with Mitigation Measures incorporated.

Impact Categories defined by CEQA.

Source List

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Lakeport Area Plan
5. Public Safety Tower – Major Use Permit.
6. U.S.G.S. Topographic Maps
7. U.S.D.A. Lake County Soil Survey
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. Department of Transportation's Scenic Highway Mapping Program, (<https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>)
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database (<https://wildlife.ca.gov/Data/CNDDDB>)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Assessment (BA) of the Project Property, prepared by Trileaf, environmental architecture engineering dated January 13, 2026, August 4 and June 26, 2025, another Biological Assessment prepared by Impact7G dated December 13, 2023.
 - Special Status Plant Survey, prepared by Trileaf, environmental architecture engineering dated August 4, 2025.
 - Arborist Report, prepared by Davey Resource Group dated December 2023.
14. Cultural Resource Assessment (CRA), prepared by Duke Cultural Resource Management, LLC (DUKE CRM) and is dated January 8, 2024.
15. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
16. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
17. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
18. United State Geological Survey ArcGIS – U.S. Quaternary Faults
19. United States Geological Survey Landslide Inventory Interactive Map
20. Lake County Emergency Management Plan
21. Lake County Hazardous Waste Management Plan, adopted 1989
22. Lake County Airport Land Use Compatibility Plan, adopted 1992
23. California Department of Forestry and Fire Protection - Fire Hazard Mapping
24. National Pollution Discharge Elimination System (NPDES)
25. FEMA Flood Hazard Maps
26. Lake County Aggregate Resource Management Plan
27. Lake County Bicycle Plan
28. Lake County Transit for Bus Routes
29. Lake County Environmental Health Division
30. California Building Code 2022 Appendix J J103.2 Exemptions
31. Lake County ArcGIS Hazards Overlay
32. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
33. Lake County Water Resources
34. Lake County Waste Management Department
35. California Department of Transportation (Caltrans)

- 36. Lake County Air Quality Management District website
- 37. Lake County Fire Protection District
- 38. Site Visit – December 8, 2025
- 39. United States Department of Agriculture – Natural Resources Conservation Service Web Soil Survey
- 40. California State Water Resources Control Board GeoTracker,
- 41. Department of Toxic Substances Control EnviroStor database
- 42. Lake County Groundwater Management Plan, March 31st, 2006.
- 43. Lake County Rules and Regulations (LCF) for On-Site Sewage Disposal
- 44. Lake County Municipal Code: Sanitary Disposal of Sewage (Chapter 9: Health and Sanitation, Article III)