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

Dated: **March 1, 2021**

CALIFORNIA ENVIRONMENTAL QUALITY ACT
ENVIRONMENTAL CHECKLIST FORM
INITIAL STUDY IS 20-96

1. Project Title:	AT&T Cell Tower
2. Permit Number:	Use Permit, UP 20-80 Initial Study, IS 20-96
3. Lead Agency Name and Address:	County of Lake Community Development Department Courthouse – 255 North Forbes Street Lakeport CA 95453
4. Contact Person:	Michael Taylor, Assistant Planner (707) 263-2221
5. Project Location(s):	APN: 006-530-03 & 006-530-04 (Project located on 006-530-03, 15650 E. Highway 20, Clearlake Oaks, CA 95423)
6. Project Sponsor's Name/Address:	New Cingular Wireless PCS, dba AT&T Mobility Attention: Carl Jones 605 Coolidge Drive, Suite 100 Folsom, CA 95630
7. General Plan Designation:	APN 006-530-03: Rural Lands and Rural Residential APN 006-530-04: Rural Lands
8. Zoning:	APN 006-530-03: SPLIT RL-SC/RR-SC, Rural Lands-Scenic Combing District/Rural Residential-Scenic Combing District APN 006-530-04: RR-SC, Rural Lands-Scenic Combining District
9. Supervisor District:	District Three (3)
10. Flood Zone:	None (X)
11. Slope:	APN 006-530-03: 19.2% avg. APN 006-530-04: 34.8% avg.
12. Fire Hazard Severity Zone:	APN 006-530-03: Moderate and Very High, SRA APN 006-530-04: Very High, SRA
13. Earthquake Fault Zone:	None
14. Dam Failure Inundation Area:	Not located within Dam Failure Inundation Area
15. Parcel Size:	APN 006-530-03: 21.32 Acres APN 006-530-04: 7.29 Acres

16. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary).

The applicant is requesting approval of a Major Use Permit UP 20-80 to construct a 150' tall lattice unmanned wireless facility (cell tower). The project is located approximately 2.5 air miles from the Clearlake Keys development, Lake County.

The proposed wireless facility (cell tower) project will consist of the following;

- One 40'x 45' (1,800 sq. ft.) carrier lease area fenced enclosure contained within a 6' tall chain link fence.
- One double 12' wide gate for vehicular access into the enclosure.
- One 150' tall lattice cell tower in the center of the enclosure on concrete pads.
- One 8'x8' walk in closet equipment shelter with 4'x4' concrete stoop
- One 30KW generator with 190 gallon UL142 rated fuel tank and level 2 acoustic enclosure on a 5'x10' generator pad.
- One step down transformer on a 4'-2" x 4'-4" concrete pad
- One 3'x 5' U.G. Telco vault
- Gravel bed over merifi weed barrier throughout enclosure

The tower site is served by an existing gated gravel and dirt access road that connects to a newly constructed paved frontage road and E. Highway 20. The existing access road will be located within a proposed 20 foot non-exclusive AT&T mobility access and utility route. A an approximately 700 foot long, 6-foot wide non-exclusive utility route is proposed west of the access road for power and fiber conduits and vaults.

The applicant proposes to improve the existing access road on the subject site in certain locations. A 12-foot non-exclusive access and utility easement with all weather service and emergency vehicle turnout are proposed. The improvement of the access road in certain areas will be beneficial to the long term viability of the access for the telecommunication facility, including emergency personnel.

Figure 1 – Vicinity Map

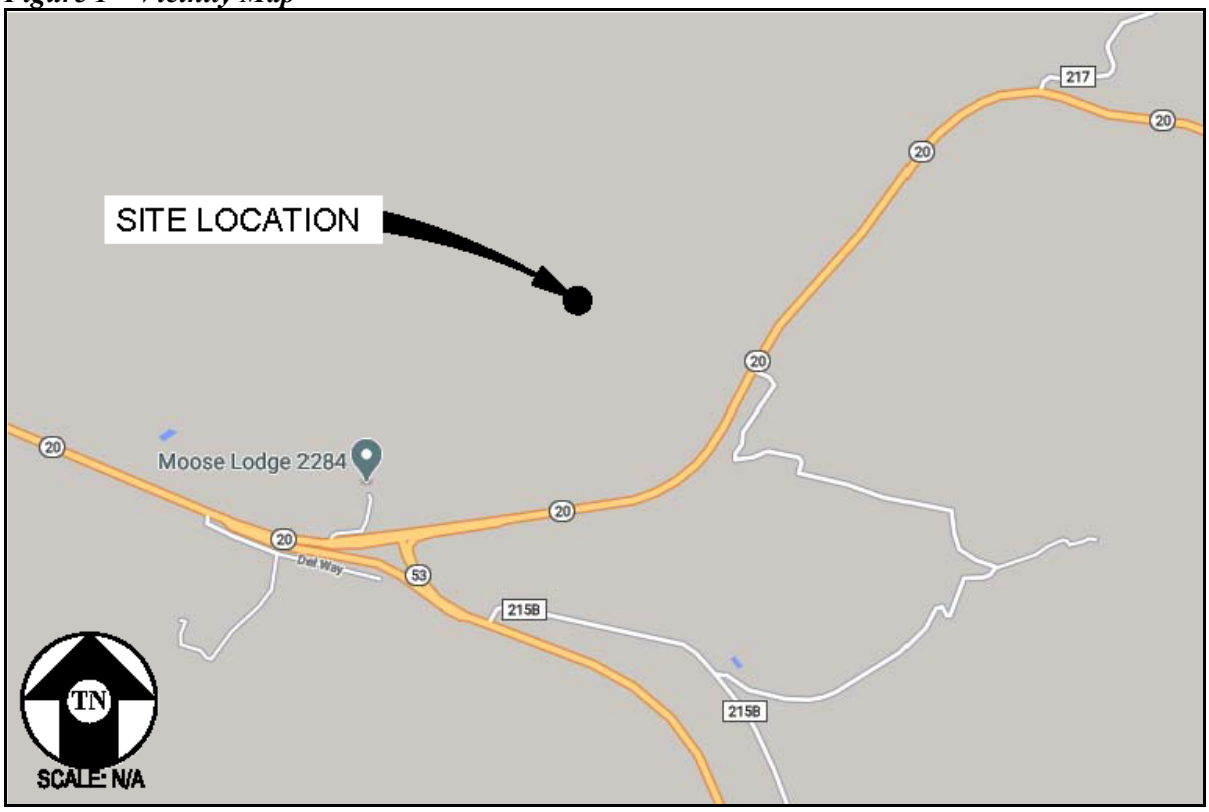


Figure 2 – Aerial Site Map

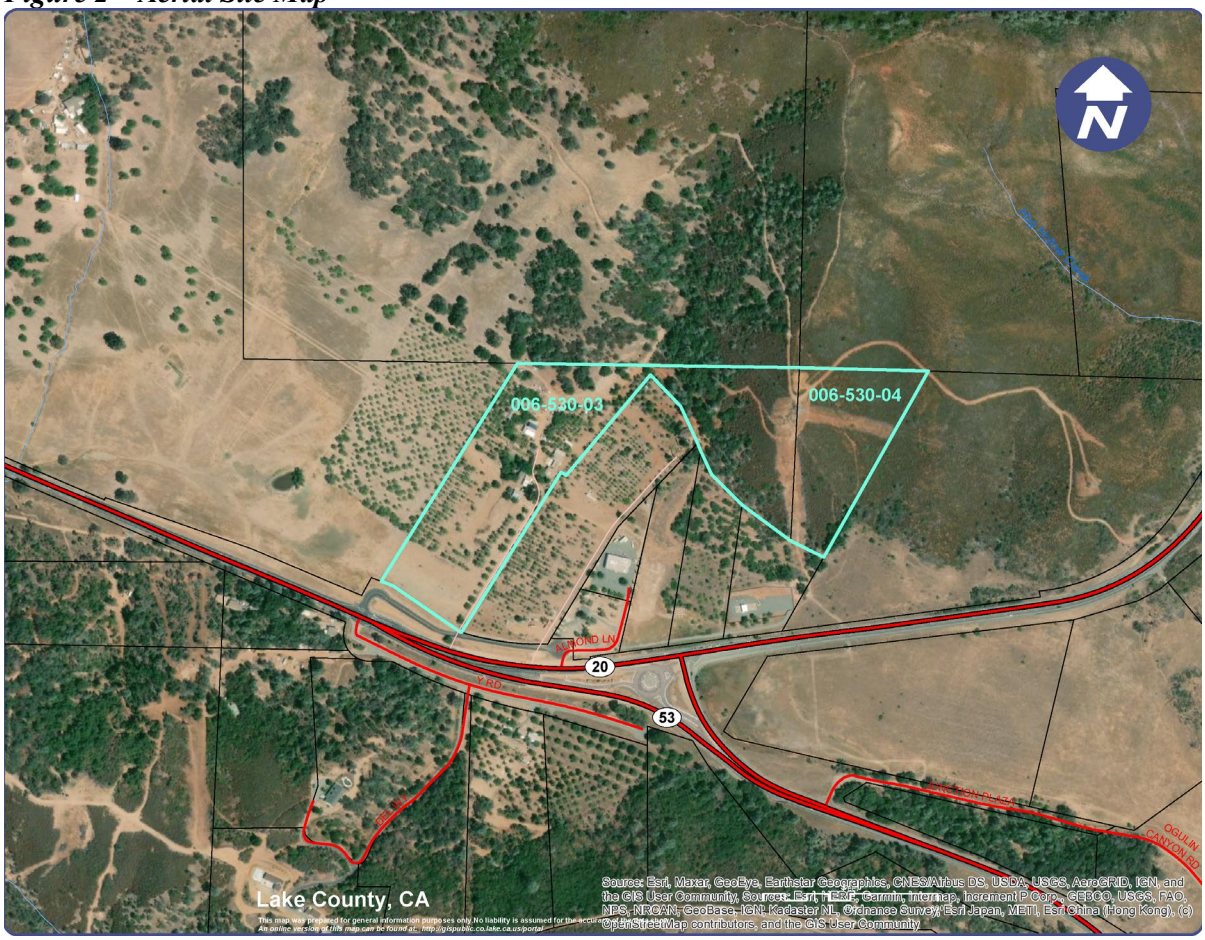


Figure 3 – General Layout Overall Site Plan

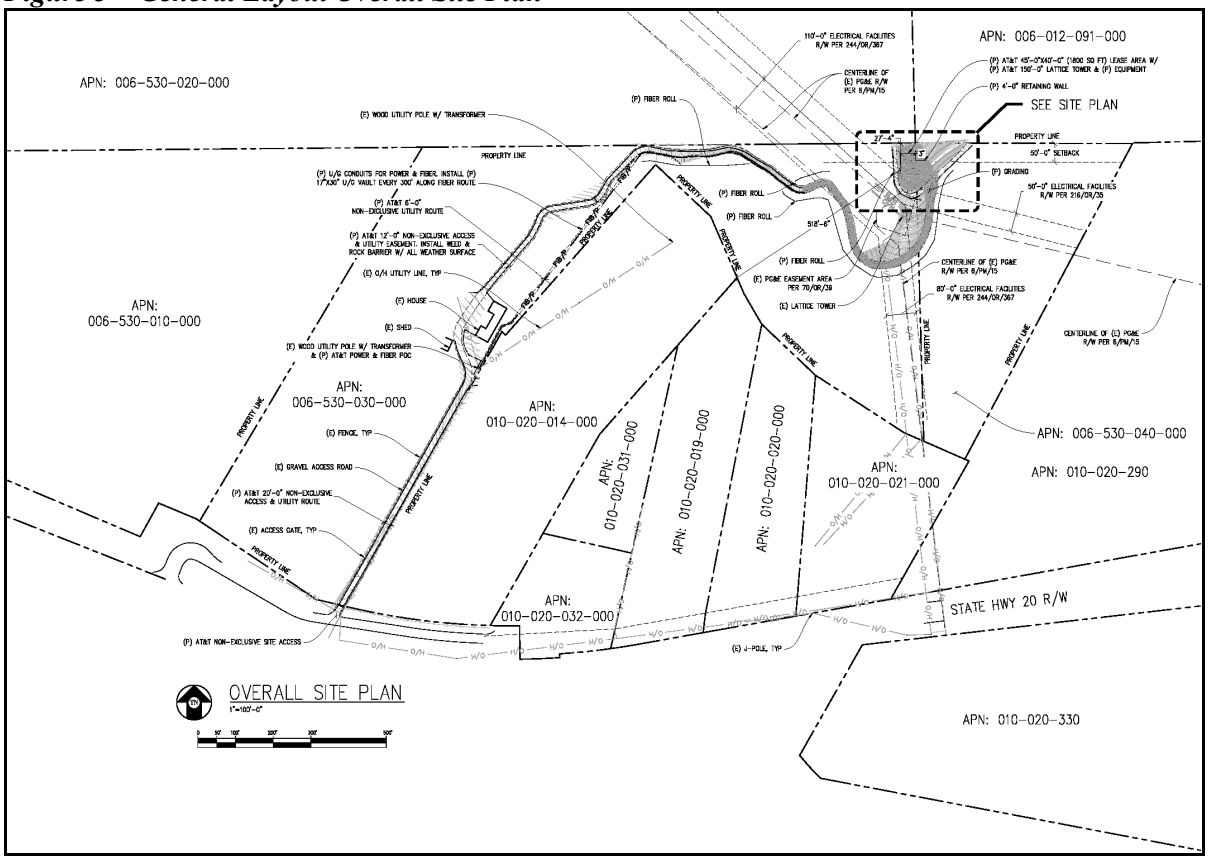


Figure 4 – General Layout Access

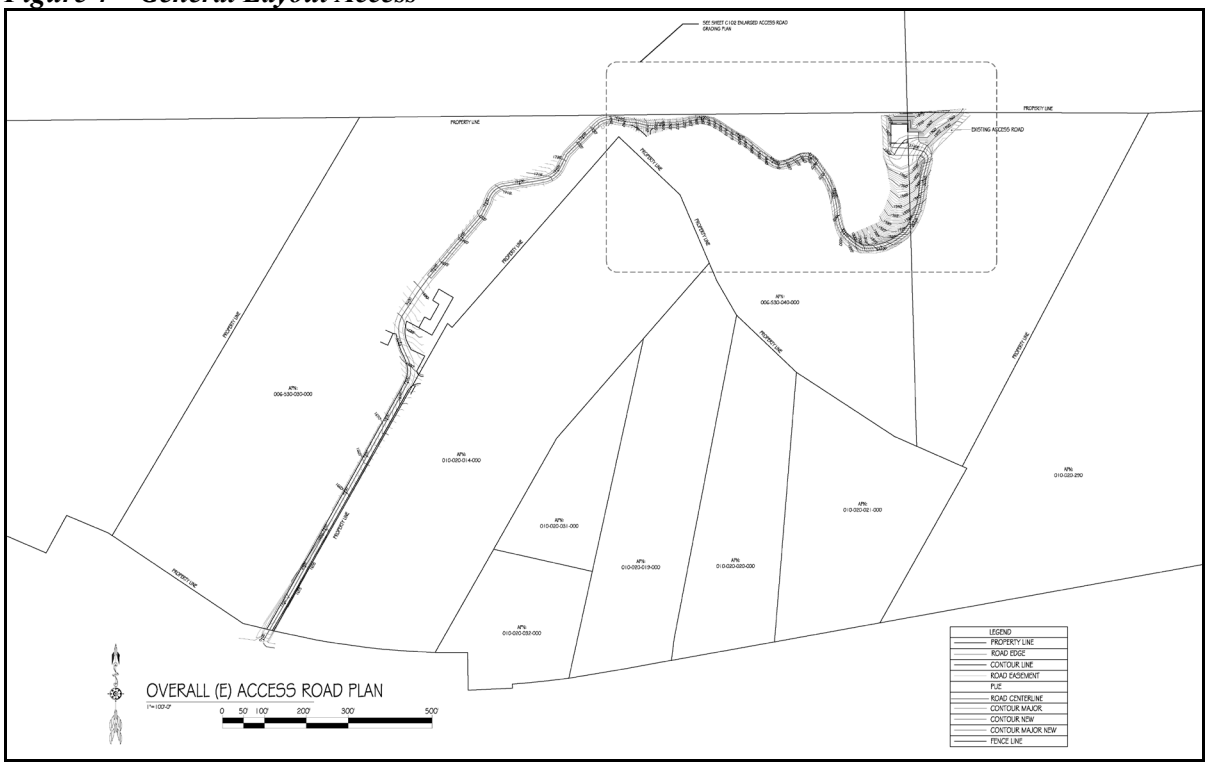


Figure 5 – General Layout Site Plan Topography

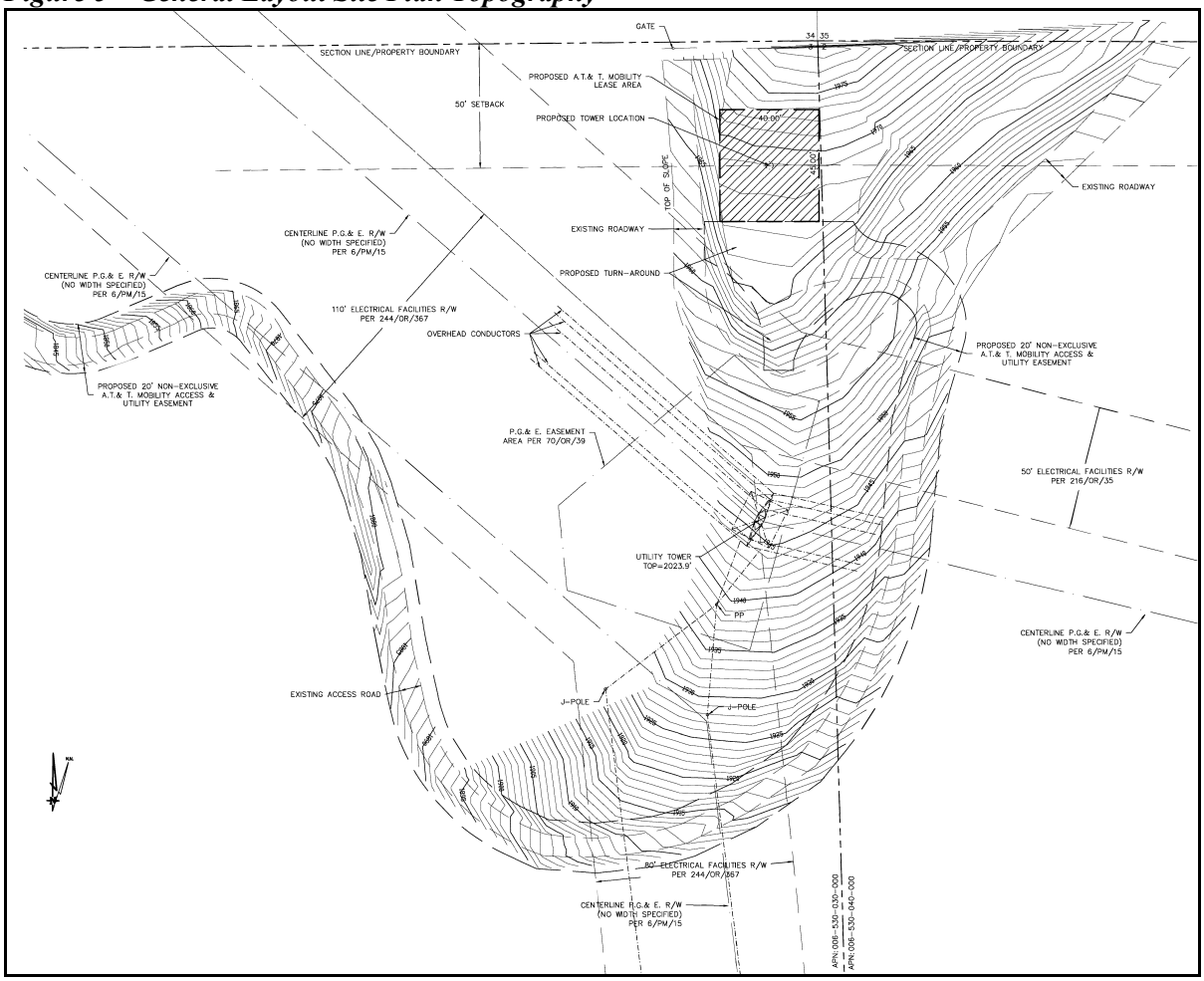


Figure 6 – Site Plan

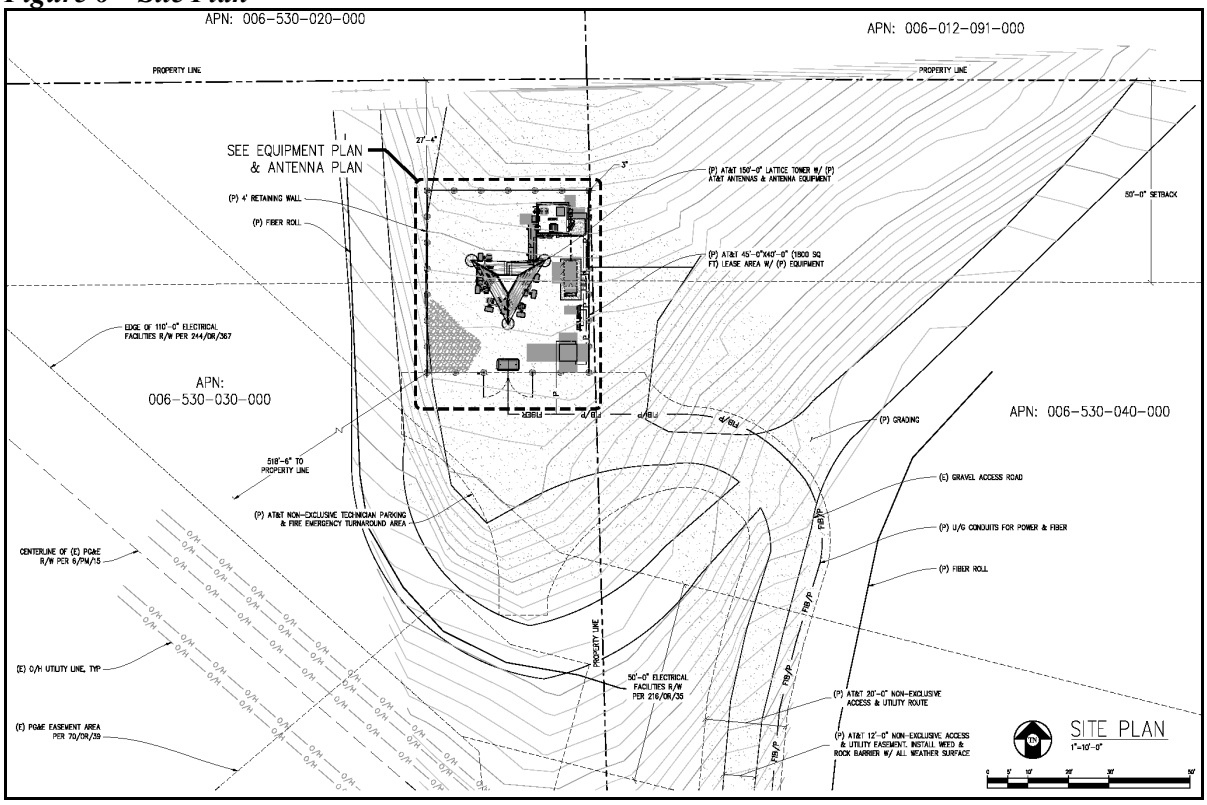


Figure 7 – Enclosure Details

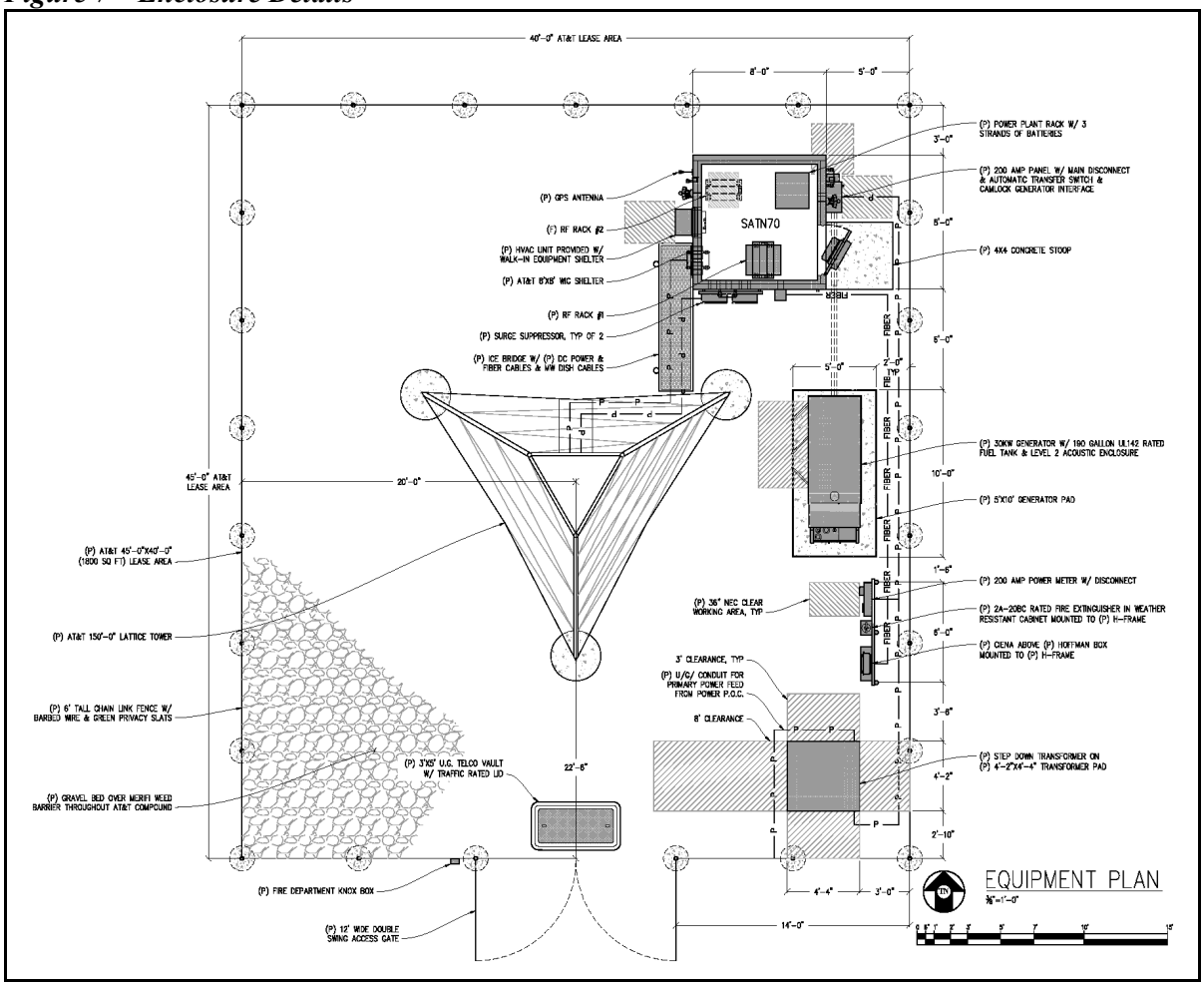


Figure 8 – Antenna Plan Details

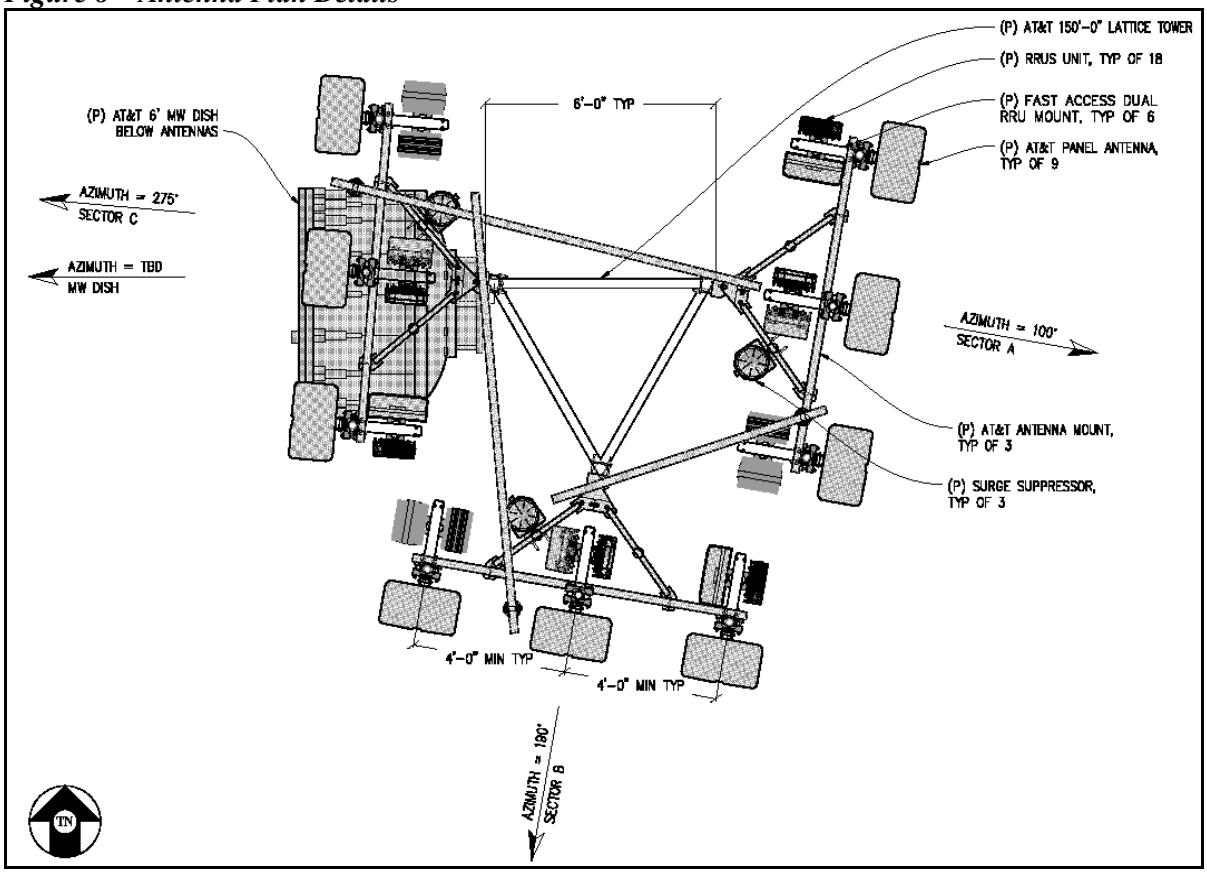
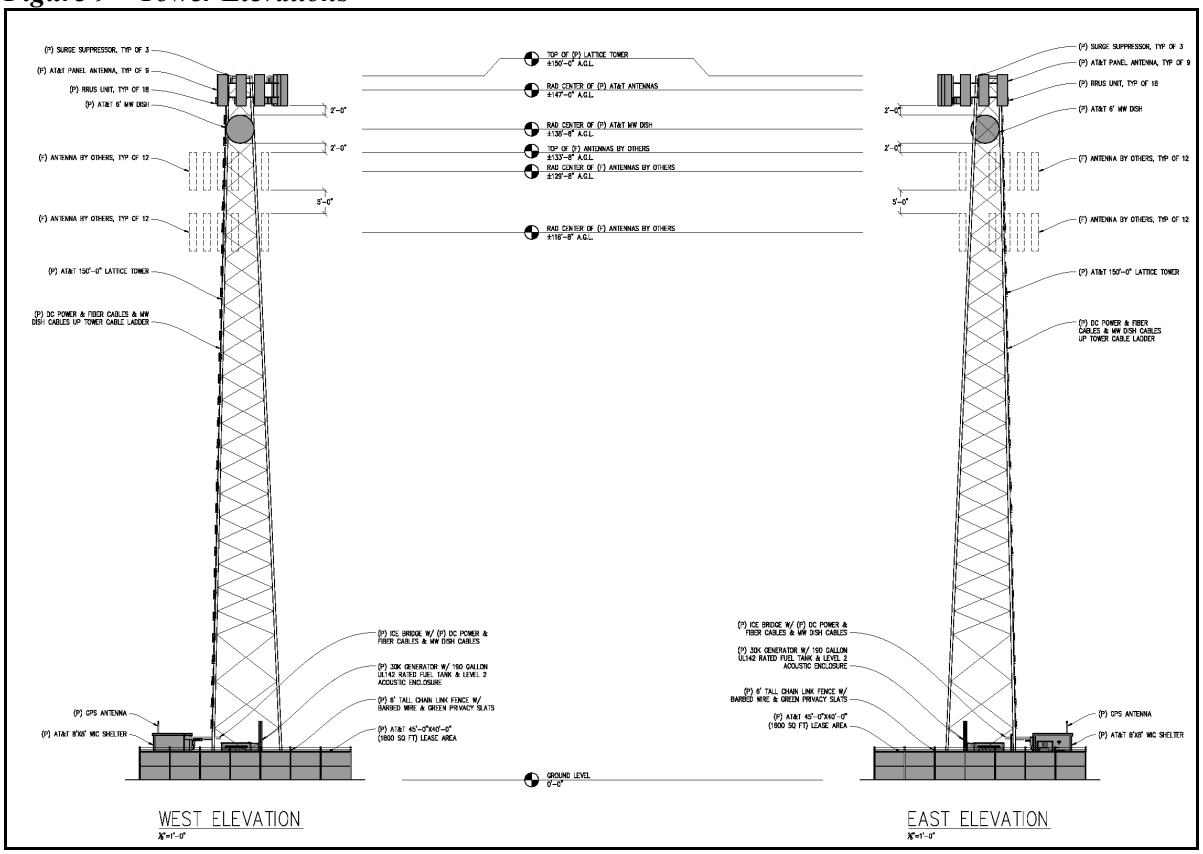


Figure 9 – Tower Elevations



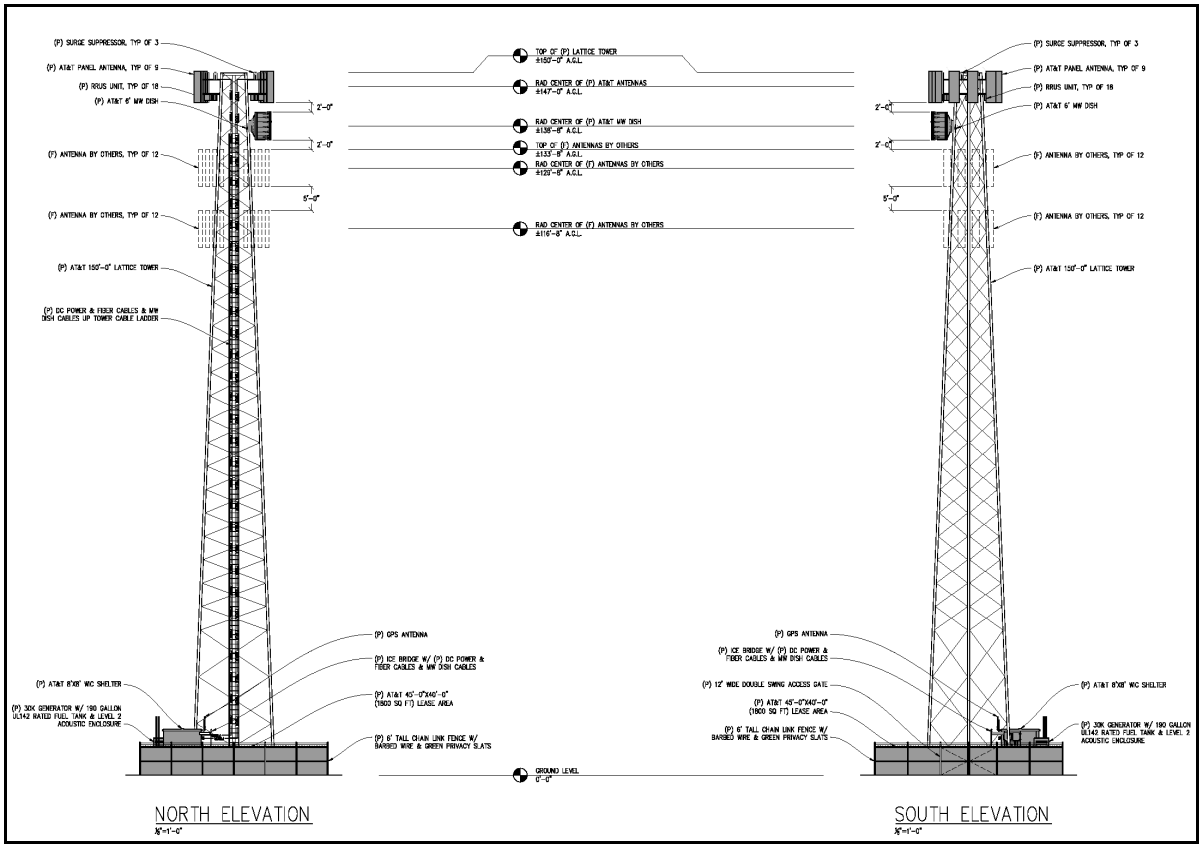
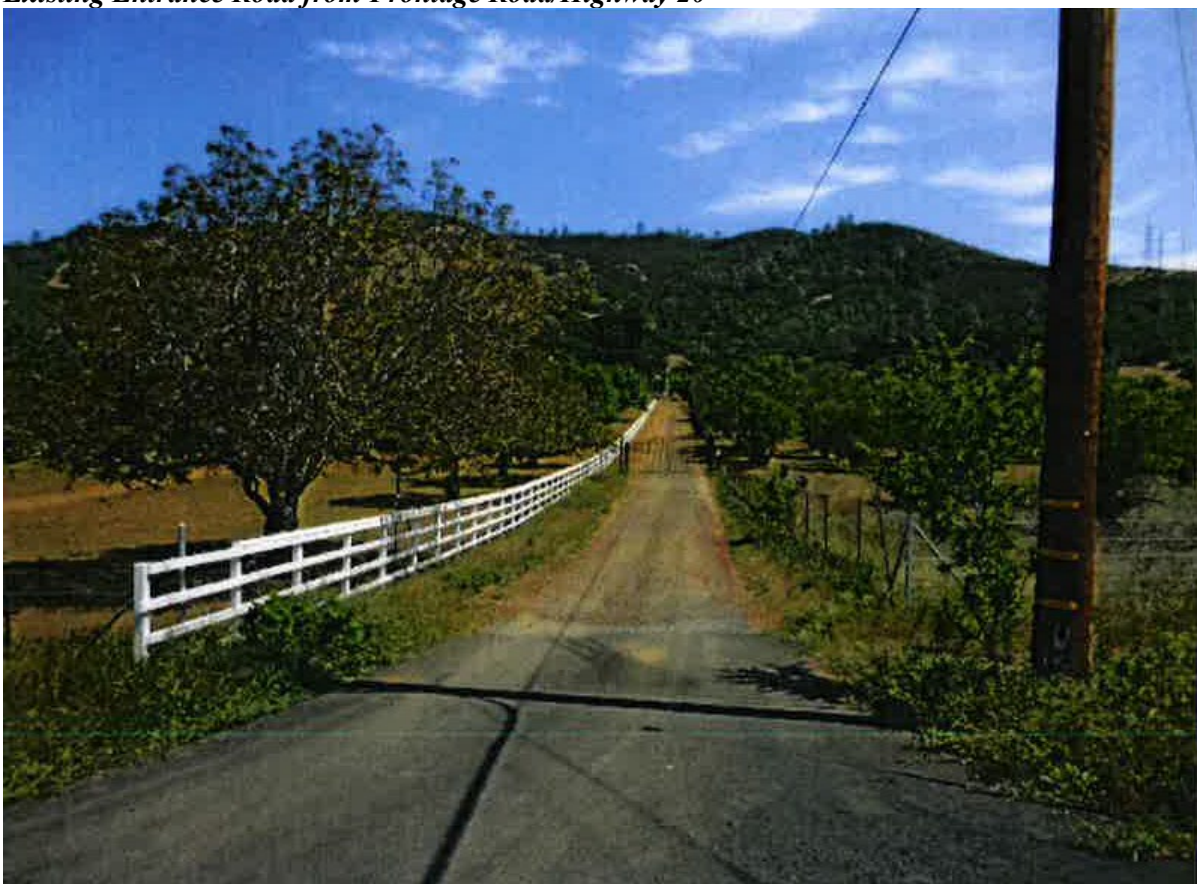


Figure 10 – Site Photos

Existing Entrance Road from Frontage Road/Highway 20



Existing Access Road



Tower Site Looking North



Tower Site Looking South



View From Property Entrance to Tower Site

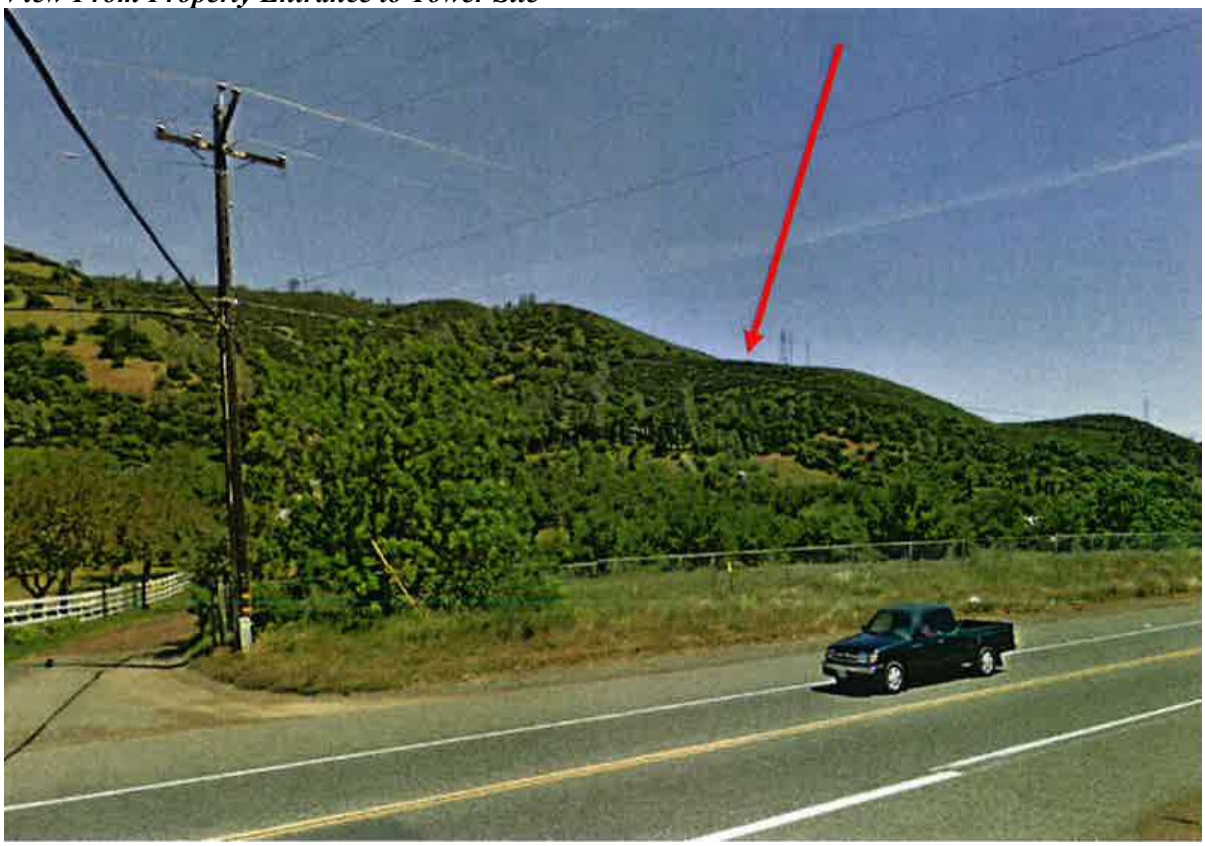


Figure 11 – View Simulations
Key Map



View 1





AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

view from Highway CA-20 looking northwest at site

AT&T Wireless

CCL05772 CA-20 at Gibson Hill
15650 E. Highway 20, Clearlake Oaks, CA
Photosims Produced on 8-18-2020

View 2





AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

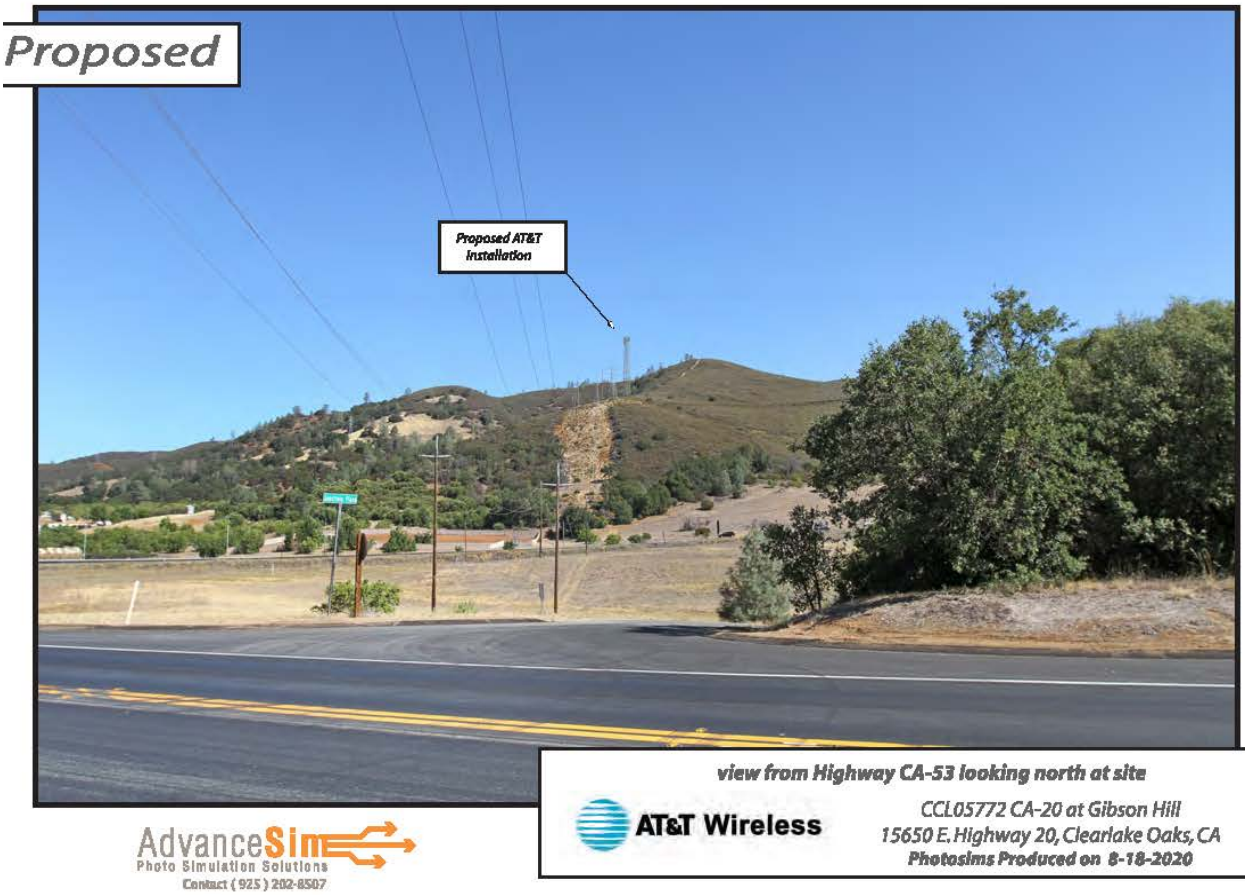
view from Highway CA-20 looking northwest at site

AT&T Wireless

CCL05772 CA-20 at Gibson Hill
15650 E. Highway 20, Clearlake Oaks, CA
Photosims Produced on 8-18-2020

View 3





AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

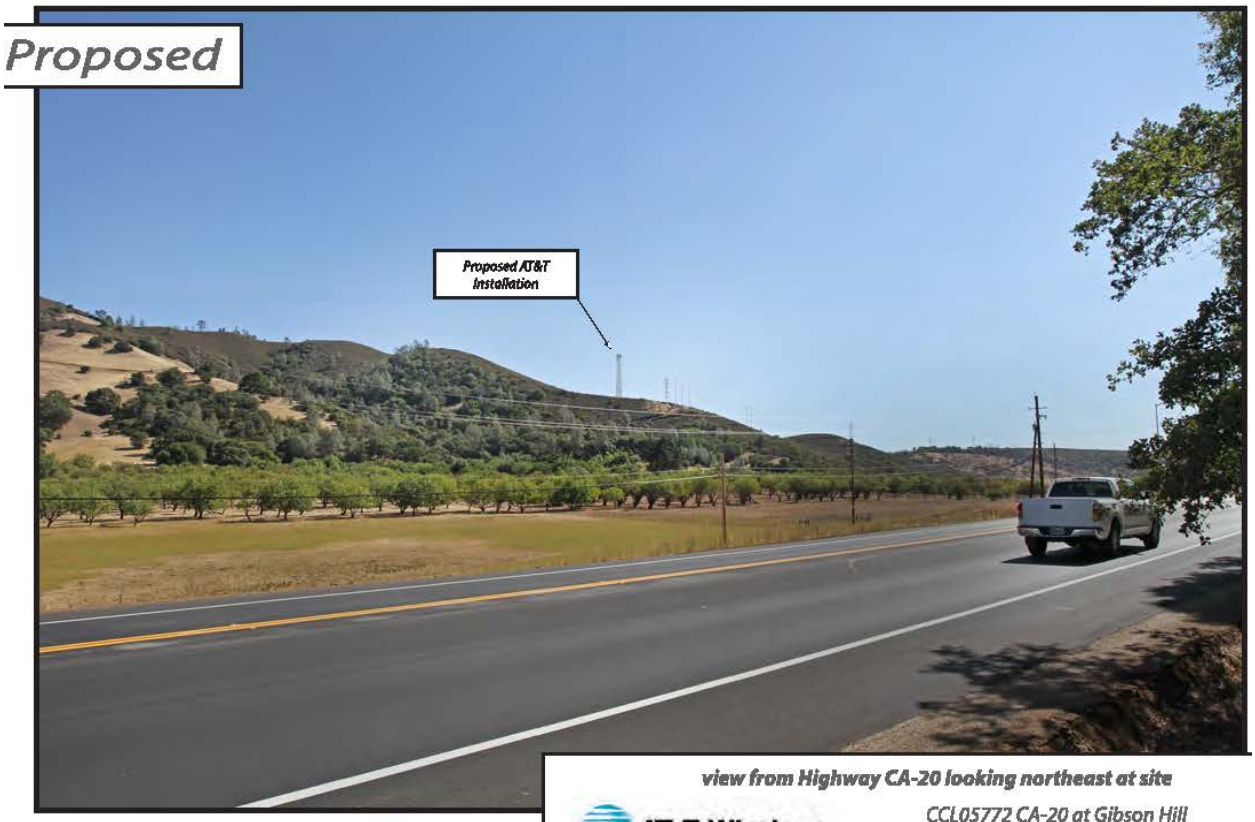
view from Highway CA-53 looking north at site

AT&T Wireless

CCL05772 CA-20 at Gibson Hill
15650 E. Highway 20, Clearlake Oaks, CA
Photosims Produced on 8-18-2020

View 4





AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

view from Highway CA-20 looking northeast at site

AT&T Wireless

CCL05772 CA-20 at Gibson Hill
15650 E. Highway 20, Clearlake Oaks, CA
Photosims Produced on 8-18-2020

Construction

Construction of the 150' tall cell tower is anticipated to take between six and eight weeks. Staging of equipment will occur to northeast of the proposed site location.

17. Surrounding Land Uses and Setting: Briefly describe the project's surroundings:

North: "RL" Rural Lands zoned properties. Parcel sizes range from approximately 150 to over 500 acres which are undeveloped except for electrical towers and lines.

South: "RR" Rural Residentially-zoned land with parcels ranging from 1.5 to 30 acres and which sparsely developed including dwellings, private social club, and utility uses. "RL" Rural Residential and Rural Lands zoned properties. Parcel sizes range from approximately 6 to 155 acres in size which include primarily agricultural uses.

East: "RL" Rural Lands zoned land. Parcel sizes range from approximately 7 to over 35 acres in size and are undeveloped except for electrical towers and lines.

West: "RL" Rural Residentially-zoned land with parcels ranging from 38 to over 150 acres which include mostly open areas, agricultural uses, and various structure including dwellings.

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

Lake County Community Development Department
Lake County Department of Environmental Health
Lake County Air Quality Management District
Lake County Department of Public Works
Lake County Department of Public Services
Lake County Agricultural Commissioner
Lake County Sheriff Department
Northshore Fire Authority Fire Protection District (CalFire)
California Department of Transportation (CalTrans)
Central Valley Water Resource Control
California Department of Forestry & Fire Protection (CalFire)
California Department of Fish and Wildlife
California Department of Public Health
California Department of Consumers Affairs

19. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.? Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 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.

All 11 Tribes located in Lake County were notified of this proposal via AB 52 notice that was emailed to all Lake County Tribes on December 7, 2020. The Redwood Valley Tribe responded deferring review, comments, or concerns to the Koi Nation and Elem Tribes. No other Tribes in Lake County responded.

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	☐ Population / Housing
☐ Agriculture & Forestry	☐ Hazards & Hazardous Materials	☐ Public Services
☒ **Air Quality**	☐ Hydrology / Water Quality	☐ Recreation
☐ Biological Resources	☐ Land Use / Planning	☐ Transportation
☒ **Cultural Resources**	☐ Mineral Resources	☒ **Tribal Cultural Resources**
☒ **Geology / Soils**	☒ **Noise**	☐ Utilities / Service Systems
☐ Wildfire	☐ Energy	☒ **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:
Michael Taylor, Assistant Planner

_____ Date:_____
SIGNATURE

Scott DeLeon – Community Development Director
Community Development Department

SECTION 1 - EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:
   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance

KEY: 1 = Potentially Significant Impact
2 = Less Than Significant with Mitigation Incorporation

3 = Less Than Significant Impact
4 = No Impact

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
I. AESTHETICS ***Would the project:***						
a) Have a substantial adverse effect on a scenic vista?			X		The subject site is located adjacent to a scenic highway. The tower will be located on a hill on previously disturbed ground adjacent existing PG&E lattice electrical towers in a manner that it will be difficult to see from most of Highway 20 and Highway 53. Scenic vistas within the vicinity of the project site include, dominant backdrop hills, mountains or canyons, vegetative features (including stands of trees, colorful variety of wildflowers or plants) and pastoral lands (farms, pastures, vineyards, orchards, etc.) as identified in the *Shoreline Community Area Plan (2009).* Due to the rate at which motorists travel along State Highway 20 and 53, viewers would only experience brief views of the antenna for short periods of time, including from vantage points where it would be most visible the antenna would be designed and sited in a manner that would not obstruct views of the natural features and scenic resources in the area, consistent with County policies for preserving scenic resources such as General Plan Policy PFS 7.3 and Shoreline Community Area Plan Policy 5.4.5a. Additionally, the proposed tower would be designed similar to the existing overhead power line with lattice towers. Visual simulations were conducted from three (3) locations along State Highway 20 and one (1) location along Highway 53, representing views from public vantage points. As shown in the simulations Views 1-4 due to the topography of the surrounding area, existing vegetative screening, and viewing distance, the public views of the proposed tower would be partially to greatly screened. Therefore, the proposed antenna would not substantially degrade the visual quality of the area or degrade views of a scenic vista. **Less Than Significant Impact**	1, 2, 3, 4, 6, 9

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		**See Section I (a) above**. As proposed, the project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and historic buildings within a state scenic highway. **Less Than Significant Impact**	1, 2, 3, 4, 6, 9
c) Substantially degrade the existing visual character or quality of public views the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		The site is accessible from highway 20 via a newly constructed frontage road (Almond Lane) and existing gated private driveway. Improvements to the existing access road include minimal grading for the existing access drive, 12 foot all weather service and emergency vehicle turnout in certain locations. Localized site preparation, grading, and retaining wall will be at the tower project site. However the visual impacts of these improvements will only be visible by persons visiting the site. The primary visual impact is the tower, however the tower's location and positioning will limit the adverse visual impacts associated with the tower. **Less Than Significant Impact**	1, 2, 3, 4, 6, 9
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			The project is not anticipated to create additional light or glare. Non reflective galvanized finish will be used on the structure, and all lighting requirements shall adhere to the following: **AES-1:** All lighting shall be directed downwards onto the project site and not onto adjacent roads or properties. Lighting equipment shall be consistent with that which is recommended on the website: www.darkskyorg and provisions of section 21.41.8 of the Zoning Ordinance. **AES-2:** Any exterior lighting, except as required for FAA regulations for airport safety, shall be manually operated and used only during night maintenance checks or in emergencies. The lighting shall be constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. **Less Than Significant Impact with mitigation measures added**	1, 2, 3, 4, 5, 6, 9

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
II. AGRICULTURE AND FORESTRY RESOURCES ***In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.*** *Would the project:*						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X		The proposed cell tower site does contain some farmland, however, the cell tower portion of lot is not farmland. A portion of the existing private access road and proposed 6' utility easement traverse an isolated area of "*Unique Farmland"*. The project site is predominately designated as *"Grazing Land."* Uses immediately surrounding the site include parcels that are undeveloped to the north and east, and parcels with scattered structures to the south and west. The closest dwelling structure is within 550 feet. **Less Than Significant Impact**	1, 2, 3, 4, 5, 7, 8, 11, 13
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X		The site will not conflict with existing zoning and is not under Williamson Act contract, nor are there other lots in the immediate vicinity that are under Williamson Act contracts. **Less Than Significant Impact**	1, 2, 3, 4, 5, 7, 8, 11, 13
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	The proposed project will not conflict with existing zoning and/or cause the rezoning of forest land as defined by Public Resource Code section 4526, or of timberland as defined by Government Code section 51104(g). **No Impact**	1, 2, 3, 4, 5, 7, 8, 11, 13
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	See response to Section II (c). The project would not result in the loss or conversion of forest land to a non-forest use. **No Impact**	1, 2, 3, 4, 5, 7, 8, 11, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X	As proposed, the project site is not located on farmland and access to the project site will be via an existing driveway. Uses on the farmland area include Walnut trees, dwellings, multiple structures and many vehicles.The project would not induce changes to existing farmland that would result in its conversion to non-agricultural use. **No Impact**	1, 2, 3, 4, 5, 7, 8, 11, 13
III. AIR QUALITY *Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.* *Would the project:*						
a) Conflict with or obstruct implementation of the applicable air quality plan?		X			The project has the potential to result in short and long term air quality impacts. Dust and fumes may be released as a result of vegetation removal, grading, and use of construction equipment during construction which would take place over a short period of time and would be temporary, which would not result in significant air quality impacts.. Once constructed, approximately two vehicle trips per month are anticipated to be generated by this project for routine and ongoing maintenance. Additionally, implementation of mitigation measures below would further reduce air quality impacts to less than significant. **Less Than Significant with the Incorporated Mitigation Measures:** **AQ-1:** Prior to obtaining the necessary permits and/or approvals, applicant shall contact the Lake County Air Quality Management District and obtain an Authority to Construct (A/C) Permit for all operations and for any diesel powered equipment and/or other equipment with potential for air emissions. **AQ-2:** All mobile diesel equipment used must be in compliance with State registration requirements. Portable and stationary diesel powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines. **AQ-3:** Vehicular and fugitive dust shall be minimized during the wireless communication facility development and management by use of water or acceptable dust palliatives on all driveways, roads and parking areas to maintain two inches of visibly-moist soil in the project area and to ensure that dust does not leave the property. **AQ-4:** Vegetation that is removed for	1, 3, 4, 5, 10, 21, 24, 31, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					development must be properly disposed. The applicant shall chip vegetation and spread the material for erosion control as an alternative to vegetation burning. **AQ-5:** All access roads, driveways and parking areas shall be paved, chipped sealed, gravel or an equivalent all weather surface to reduce air particulates. Said material shall be maintained for life of the project. **AQ-6:** All diesel powered equipment shall meet the requirements of the State Air Toxic Control Measure for CI engines (stationary and portable). **AQ-7:** Prior to issuance of any permits, the applicant shall obtain all necessary permits from the Lake County Air Quality Management District and submit written verification to the Community Development Department.	
b) Violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation?		X			The County of Lake is in attainment of state and federal ambient air quality standards. Use of generators is only allowed during a power outage. On-site construction is likely to occur over a relatively short period of time (estimated between one and two months), and minimal construction would be required to build the tower, fencing and supporting infrastructure. It is unlikely that this use would generate enough particulates during and after construction to violate any air quality standards, particularly with mitigation measures AQ-1 through AQ-7 added. **Less Than Significant Impact with mitigation measures added**	1, 3, 4, 5, 10, 21, 24, 31, 36
c) Expose sensitive receptors to substantial pollutant concentrations?			X		The nearest residence appears to be located approximately 550 feet to the southwest according to the Google Earth measuring tool. This neighboring house is located downwind of the normal prevailing wind direction in this area; prevailing winds typically originate from the north / northwest and blow to the south / southeast. There is some minimal risk of dust and construction-related palliatives blowing in the general direction of this neighboring house, however dust control measures have been added during the construction phase of development, and it is unlikely that significant amounts of dust will be generated by the construction, given that the main access road leading to the parking / staging area is already paved. **Less Than Significant Impact**	1, 3, 4, 5, 10, 21, 24, 31, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?			X		The primary impacts pertaining to odors and dust will occur during the relatively brief construction period (estimated to be one to two months). Further, there are approximately only two dwelling and a private social club with the closet building being within 550 feet, so the number of sensitive receptors living nearby is minimal. **Less Than Significant Impact**	1, 2, 3, 4, 5, 10, 21, 24, 31, 36
IV. BIOLOGICAL RESOURCES *Would the project:*						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			The applicant provided a Biological Resources Assessment, prepared by Synthesis Planning with input by Geist Engineering and Environmental Group, dated August, 2020. The proposed project is situated 2.55 miles northwest of the census designated place of Clearlake Oaks and 2.48 miles north of the City of Clearlake in unincorporated Lake County, California. The proposed tower project site is located 0.22 miles north of State Highway 20. This project is being undertaken to provide improved telecommunications services to the local area through the installation of a new communication tower and associated equipment. **Wetland and Waters of the U.S and State** A Delineation of Wetlands and Watercourses was conducted by "Synthesis Planning Wetland Ecologist" during the site visit. According to "Synthesis Planning" they did not identify any wetland habitat or stream courses within the proposed project site or buffer area. Wildlife habitat classifications for this report is based on the California Department of Fish and Game's Wildlife Habitat Relationships (WHR) System (CDFG 1988) which places an emphasis on dominant vegetation, vegetation diversity and physiographic character of the habitat. The value of a site to wildlife is influenced by a combination of the physical and biological components of the immediate environment, and includes such features as type, size, and diversity of vegetation communities present and their degree of disturbance. As a plant community is degraded by loss of understory species, creation of openings, and a reduction in canopy area, a loss of structural diversity generally results. Degradation of the structural diversity of a community typically	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					diminishes wildlife habitat quality, often resulting in a reduction of wildlife species diversity. Federally and State-Listed Plant Species. Review of the USFWS (USFWS 2020), the CNPS (CNPS 2020), and the CNDDB (CNDDB 2020) revealed that 45 listed plant species and species of concern have potential to occur in the general project area. Please refer to Table 1 for a list of these species and their habitat requirements. Potential habitat is present for 32 of these 45 plant species. Botanical surveys were conducted on August 10, 2020. These surveys were conducted within the blooming period of 8 of the 32 special-status plant species identified as potentially occurring within the project site and buffer area. Survey findings for the 8 targeted special-status plant species that had blooming periods during surveys were negative. Therefore, no impacts to those species are expected due to project implementation. **Vegetation Communities and Wildlife Habitat** Five (5) vegetation community types were observed within the study area. Where appropriate vegetation community types are described using The Manual of California Vegetation Online Website (CNPS 2020). Vegetation types observed were: 1. Shrubland Alliance, 2. Herbaceous Semi-Natural Alliance, 3. Woodland Alliance, 4. Almond and Walnut orchards, 5. Ruderal-disturbed vegetation. **Golden Eagle -** This species may be present transiting through the general project buffer area, but is not likely to be found in the proposed project site. Suitable foraging habitat was observed in the general project area; potential nesting habitat was observed in the general project buffer area. No individuals of this species were observed during surveys. This species has not been documented within the boundaries of or in proximity to the proposed project site (CDFW 2020). Therefore, it is highly unlikely this species will be impacted by proposed project activities. **Osprey -** This species may be present nesting in the general project buffer area, but is not likely to be found in the proposed project site. Potential nesting habitat was observed in the general project buffer area. No individuals of this species were observed during surveys. This species has not been documented within the boundaries of or in	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					proximity to the proposed project site (CDFW 2020) **Townsend's Big-Eared Bat** - This species may forage intermittently within the project site and buffer area. No maternity or roosting sites were observed within the project site and buffer area. No individual bats were observed in the proposed project site or buffer area during surveys. This species has been documented approximately 0.83 miles southwest of the proposed tower site (CDFW 2020) **Pallid Bat -** This species may forage intermittently within the project site and buffer area. Potential roosting and maternity habitat was observed within areas of the project buffer (numerous trees). No individual pallid bats or any nesting/maternity sites were observed in the proposed project site or buffer area during surveys. This species has been documented approximately 0.83 miles southwest of the proposed tower site (CDFW 2020). **California Red-Legged Frog** - Potential aquatic foraging and breeding habitat suitable for this species was observed in a farm pond approximately 0.19 miles west of the existing access road where it meets State Highway 20, and 0.44 miles southwest of the proposed tower site, respectively. Potential aestivation habitat was observed within the project site and buffer area. No sign of this species was observed during biological surveys. This species has the potential to use upland areas found in the project site and buffer area for upland refugia. Portions of the proposed project site and buffer area has appropriate vegetative cover to serve as upland refugia habitat. Additionally, they are located within 2.0 miles of appropriate aquatic breeding habitat. Appropriate cover (i.e., logs or other debris) was observed during biological surveys in the project buffer area. Potential aestivation burrow sites were not observed within the project buffer area during biological surveys. This species has not been documented within the boundaries of or in proximity to the proposed project site (CDFW 2020). The proposed project site is not located within mapped critical habitat for this species as designated by USFWS. **Critical Habitat** According to the Biological Resources Assessment no Federally-designated critical habitat was	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					identified within the proposed project site or buffer area (USFWS 2020). **Special Status Natural Communities** According to the Biological Resources Assessment no special-status natural communities were identified within the proposed project site. This use permit approval shall not become effective, operative, vested or final until the California Department of Fish and Wildlife filing fee required or authorized by Section 711.4 of the Fish and Wildlife Code is submitted by the property owner to the Community Development Department. Said fee shall be paid within five (5) days after deciding to carry out of approve the project pursuant to Section 15075 of the California Environmental Quality Act. **Less Than Significant with Mitigation Incorporation** **<u>Mitigation Measures:</u>** **BIO–1**: If ground disturbing activities occur during the breeding season of these avian species (February through mid-September), surveys for active nests will be conducted by a qualified biologist no more than 10 days prior to start of activities. Pre-construction nesting surveys shall be conducted for nesting migratory avian and raptor species in the project site and buffer area. Pre-construction biological surveys shall occur prior to the proposed project implementation, and during the appropriate survey periods for nesting activities for individual avian species. Surveys will follow required CDFW and USFWS protocols, where applicable. A qualified biologist will survey suitable habitat for the presence of these species. If a migratory avian or raptor species is observed and suspected to be nesting, a buffer area will be established to avoid impacts to the active nest site. Identified nests should be continuously surveyed for the first 24 hours prior to any construction-related activities to establish a behavioral baseline. If no nesting avian species are found, project activities may proceed and no further Standard Construction Conditions measures will be required. If active nesting sites are found, the following exclusion buffers will be established, and no project activities will occur within these buffer zones until young birds have fledged and are no	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					longer reliant upon the nest or parental care for survival. • Minimum no disturbance of 250 feet around active nest of non-listed bird species and 250 foot no disturbance buffer around migratory birds; • Minimum no disturbance of 500 feet around active nest of non-listed raptor species; • and 0.5-mile no disturbance buffer from listed species and fully protected species until breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival. • Once work commences, all nests should be continuously monitored to detect any behavioral changes as a result of project activities. If behavioral changes are observed, the work causing that change should cease and the appropriate regulatory agencies (i.e. CDFW, USFWS, etc.) shall be consulted for additional avoidance and minimization measures. • A variance from these no disturbance buffers may be implemented when there is compelling biological or ecological reason to do so, such as when the project area would be concealed from a nest site by topography. Any variance from these buffers is advised to be supported by a qualified wildlife biologist and is recommended that CDFW and USFWS be notified in advance of implementation of a no disturbance buffer variance. **BIO-2**: Pre-activity surveys will be conducted for bat species and their roosting/maternity sites in the project site and buffer area. If a bat roosting/maternity site is identified during these survey or suspected to be present, a buffer area will be established to avoid impacts on the burrow/maternity site, and subsequently the bat species. The following exclusion zone will apply: • 300 feet for known or potential maternity roosting site. If deemed warranted project proponent will consult with Lake County and the appropriate state (CDFW) and Federal (USFWS) regulatory agencies to work out a plan to avoid impacts to the species before work resumes.	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					BIO-3: The project proponent shall implement the following standard USFWS Mitigation and Avoidance Measures to prevent mortality of individual red-legged frog that may be found migrating across or aestivating on the proposed project sites during proposed project activities. • Preconstruction surveys for CRF shall be completed within 48 hours prior to commencement of any earth-moving activity, construction, or vegetation removal within project sites, whichever comes first. The preconstruction survey shall include two nights of nocturnal surveys in areas of suitable habitat. • If any CRF are encountered during the surveys, all work in the work area shall be placed on hold while the findings are reported to the CDFW and USFWS and it is determined what, if any, further actions must be followed to prevent possible take of this species. • Where construction will occur in CRF habitat where CRF are potentially present, work areas will be fenced in a manner that prevents equipment and vehicles from straying from the designated work area into adjacent habitat areas. A qualified biologist will assist in determining the boundaries of the area to be fenced in consultation with Lake County, USFWS, and CDFW. All workers will be advised that equipment and vehicles must remain within the fenced work areas. • The USFWS authorized biologist will direct the installation of the fence and will conduct biological surveys to move any individuals of these species from within the fenced area to suitable habitat outside of the fence. Exclusion fencing will be at least 24 inches in height. The type of fencing must be approved by the authorized biologist, the USFWS, and CDFW. This fence should be permanent enough to ensure that it remains in good condition throughout the duration of the construction project on the project site. It should be installed prior to any site grading or other construction-related activities are implemented. The fence should remain in place during all site grading or other construction-related activities. The frog exclusion fence could be “silt fence” that is	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					buried along the bottom edge. • If at any individuals of these species are found within an area that has been fenced to exclude these species, activities will cease until the authorized biologist moves the individuals. • If any of these species are found in a construction area where fencing was deemed unnecessary, work will cease until the authorized biologist moves the individuals. The authorized biologist in consultation with USFWS and CDFW will then determine whether additional surveys or fencing are needed. Work may resume while this determination is being made, if deemed appropriate by the authorized biologist. • Any individuals found during clearance surveys or otherwise removed from work areas will be placed in nearby suitable, undisturbed habitat. The authorized biologist will determine the best location for their release, based on the condition of the vegetation, soil, and other habitat features and the proximity to human activities. • Clearance surveys shall occur on a daily basis in the work area. • The authorized biologist will have the authority to stop all activities until appropriate corrective measures have been completed. • To ensure that diseases are not conveyed between work sites by the authorized biologist or his or her assistants, the fieldwork code of practice developed by the Declining Amphibian Populations Task Force will be followed at all times. • Project activities shall be limited to daylight hours, except during an emergency, in order to avoid nighttime activities when CRF may be present. Because dusk and dawn are often the times when CRF are most actively foraging and dispersing, all construction activities should cease one half hour before sunset and should not begin prior to one half hour before sunrise. **BIO-4**: A qualified botanist will conduct pre-construction field surveys to identify any populations of special-status plant species within	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					the proposed project site that will be disturbed during project activities. These surveys shall be conducted prior to the initiation of any construction activities and coincide with the appropriate flowering period of the special-status plant species with the potential to occur in the project area. If any special-status plant species populations are identified within or adjacent to the proposed disturbance areas, the project proponent shall implement the following measures to avoid impacts to these species: • If any population(s) of special-status plant species is identified directly adjacent to the proposed project site, a qualified biologist retained by project proponent will clearly delineate the location of the plant population, and install protective fencing between the disturbance zone and the plant population to ensure that the plant population is adequately protected. • If a special-status plant population is identified within the proposed disturbance zone, the project proponent will consult with CDFW and USFWS to determine the appropriate measures to avoid or mitigate for impacts to the species or population. The project proponent will adjust the boundaries of the disturbance zone, where feasible, to avoid impacts to the plant species/population. Where avoidance is not feasible, the project proponent will implement one or more of the following measures: (1) transplant potentially affected plants to areas not planned for disturbance. If a plant is transplanted, two more plants shall be planted. Plantings shall be managed and monitored by the applicant and shall survive to 5 years after planting; (2) seed or purchase plants and place them in an area adjacent to the disturbance zone; (3) purchase credits at an approved mitigation bank at a ratio approved by CDFW, USFWS, and the project proponent. **BIO-5**: To avoid debris contamination into drainages and other sensitive wildlife habitats, silt fence or other sediment control devices will be placed around construction sites to contain spoils from construction excavation activities.	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					BIO-6: Surveys for identified special-status species shall be conducted by qualified biologists at the appropriate times before construction starts to determine occupancy at the site. If no special-status species are found, no further action other than the Best Management Practices identified above are required. If individuals are found, including nesting birds, a buffer zone around the species or nest will be required at a sufficient distance to prevent take of individual species. **BIO-7**: Due to the potential for special-status species to occur, move through, or into the project area, an on-site biological monitor, shall at a minimum, check the ground beneath all equipment and stored materials each morning prior to work activities during disturbing activities to prevent take of individuals. All pipes or tubing Four (4) inches or greater shall be sealed by the relevant contractor with tape at both ends to prevent animals from entering the pipes at night. All trenches and other excavations shall be backfilled the same day they are opened, or shall have an exit ramp built into the excavation to allow animals to escape. **BIO-8**: Environmental Awareness Training shall be presented to all personnel working in the field on the proposed project site. Training shall consist of a brief presentation in which biologists knowledgeable of endangered species biology and legislative protection shall explain endangered species concerns. Training shall include a discussion of special-status plants and sensitive wildlife species. Species biology, habitat needs, status under the Endangered Species Act, and measures being incorporated for the protection of these species and their habitats shall also be discussed. **BIO-9:** Project site boundaries shall be clearly delineated by stakes and /or flagging to minimize inadvertent degradation or loss of adjacent habitat during project operations. Staff and/or its contractors shall post signs and/or place fence around the project site to restrict access of vehicles and equipment unrelated to project operations. The Assessment concluded the following: This project will incorporate reasonable and prudent measures for avoidance and minimization, as described in Section 1.0, and species-specific	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					avoidance and minimization measures. As a result, the project is not anticipated to result in take of any of the listed species or habitats described in this biological assessment. Provided the precautions outlined above are followed, it has been concluded by Synthesis that the proposed project would: • Have less than significant impacts upon federal and California endangered, threatened, proposed or candidate species; • Not result in destruction or adverse modification of a critical habitat area of a federal or California endangered or threatened species; and Not result in "take" of migratory birds protected under the Migratory Bird Treaty Act and other state, local or federal laws.	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			The Biological Resources Assessment submitted indicated that no Federally-designated critical habitat was identified within the proposed project site or buffer area. No special-status natural communities were identified within the proposed project site. The Study concluded that none of the species mentioned in the Biological Resource Assessment, or evidence of the species, were observed during biological surveys. No avoidance or minimization measures are proposed at this time, and that best management practices and standard construction measures will be implemented to ensure no disturbance or impacts occur to resources in the project buffer area. **Less Than Significant with Mitigation Incorporation** **Mitigation: Implement BIO1-1 through BIO-9.**	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 29, 30, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X			The Biological Study indicated a delineation of wetlands and watercourses within the project study area was conducted by a wetland ecologist during the August 2020 site visit. Wetland habitat or waters of the U.S. or State within the proposed project site or buffer area was not identified. The Study concluded that none of the species mentioned in the Biological Resource Assessment, or evidence of the species, were observed during biological surveys. No avoidance or minimization measures are proposed at this time, and that best management practices and standard construction measures will be implemented to ensure no disturbance or impacts occur to resources in the project buffer area. Further, the County's CNDDB GIS layer shows no sensitive mapped species on the subject site, which is consistent with the data provided in the Biological Study regarding wetlands. **Less Than Significant with Mitigation Incorporation** **Mitigation: Implement BIO1-1 through BIO-9.**	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X			Many portions of the site have been developed by past uses, including road development, orchards, agricultural buildings, dwellings and various accessory structures. The Biological Study submitted stated that there were no observed native resident or migratory fish or wildlife species within the study area, nor are there any water courses on the site. **Less Than Significant with Mitigation Incorporation** **Mitigation: Implement BIO1-1 through BIO-9.**	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		The Biological Study states: The Study Area is not within any designated listed species' critical habitat. There is no evidence that project implementation impacted any special-status habitats. Therefore, no mitigation measures are required. **Less Than Significant Impact**	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X	No special conservation plans have been adopted for this site and no impacts are expected. **No Impact**	1, 2, 3, 4, 5, 11, 12, 13, 16, 17, 21, 24, 29, 30, 31, 32, 33, 34
V. CULTURAL RESOURCES *Would the project:*						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X			The applicant provided a Cultural Resources Investigation/Cultural Pedestrian Survey report, carried out by Archaeological Resources Technology, provided by Geist Engineering and Environmental Group, dated September 9, 2020. The report stated that results of the field assessment survey were negative. The lease area is located adjacent to a power utilities corridor and existing PG&E lattice tower. The proposed underground route toward a utility connection point within the site parcel is characterized by a steep, moderate- to thickly-vegetated slope. The existing access road will be used (mostly unpaved). The proposed project is located on a steep slope with no nearby water source. Bedrock was not in view from the project location. Soil was composed of dry, orange-brown silt. With exception of being located on ridge top with a view of prehistorically significant Clear Lake, cultural sensitivity in the project area is considered to be low. No prehistoric, culturally modified soils were in view on the areas surveyed. Culturally modified material such as flaked stone, bone, fire-altered rock, marine items and historic artifacts were not in view on the ground surface or in rodent back dirt. Results of the cultural resources investigation that encompassed the project area and vicinity were negative. The two known resources and one isolated cultural find lie safely beyond the direct area of potential effect for the subject project, and will not be impacted. Results of the cultural resources investigation that encompassed the project area and vicinity were negative. Both prehistoric and historic cultural resources sensitivity in the project area is perceived to be low. **Recommendation:** Lake County is rich in Tribal heritage. Because of this, it is standard practice to require two specific	1, 3, 4, 5, 11, 14, 15

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					mitigation measures even with negative findings within the Cultural Study in the event potentially significant artifacts or items are discovered during site disturbance. These mitigation measures are as follows; **CUL-1:** Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the applicant shall notify the local overseeing Tribe, and a qualified archaeologist to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, the applicant shall notify the Sheriff's Department, the local overseeing Tribe, and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5. **CUL-2:** All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the local overseeing Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds. **CUL-3:** In the event of an unanticipated discovery of cultural resources during the implementation of the project, all work must be halted within 100 feet (30 meters) of the find and a qualified archaeologist (36 CFR Part 61) notified so that its potential significance can be assessed. **Less Than Significant Impact with mitigation measures incorporated**	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			The applicant is proposing minimal site disturbance. Lake County establishes standard mitigation measures that require the local overseeing tribe be notified if any artifacts or other potentially significant finds are discovered during site disturbance, and the County requires training for all employees to be able to recognize potentially significant artifacts or remains are discovered during site disturbance. Given the findings in the Archeological Study conducted, it appears unlikely that this site contains sensitive artifacts or Tribal use. Also, an AB 52 notice was submitted for this site to 11 local tribes; no request for consultation resulted. **Less Than Significant Impact with mitigation measures added**	1, 3, 4, 5, 11, 14, 15
c) Disturb any human remains, including those interred outside of formal cemeteries?			X		The Cultural Assessment indicated that it was unlikely that any significant findings, including human remains, appear likely on this site. The amount of new site disturbance that would occur is minimal. **Less Than Significant Impact**	1, 3, 4, 5, 11, 14, 15
VI. ENERGY *Would the project:*						
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?			X		The applicant indicates that they will use an on-grid power system as the primary energy source. There are high voltage lines located on the subject site, and the site is currently served by on-grid power. A backup diesel generator is proposed as an emergency power source. **Less Than Significant Impact**	1, 3, 4, 5, 11, 14, 15
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		There are no mandatory energy reductions for cell towers within Article 71 of the Lake County Zoning Ordinance. **Less Than Significant Impact**	1, 3, 4, 5, 11, 14, 15
VII. GEOLOGY AND SOILS *Would the project:*						
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known			X		<u>Earthquake Faults</u> There are no mapped earthquake faults on or adjacent to the subject site. <u>Seismic Ground Shaking and Seismic–Related Ground Failure, including liquefaction.</u> The mapping of the site's soil indicates that the soil	1, 3, 4, 5, 6, 7, 10, 17, 18, 19, 21, 24, 25

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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?					is generally stable and not prone to liquefaction. <u>Landslides</u> According to the Landslide Hazard Identification Map prepared by the California Department of Conservation, Division of Mines and Geology, the area is considered stable. **Less Than Significant Impact**	
b) Result in substantial soil erosion or the loss of topsoil?		X			Grading activities associated with project development have the potential to result in erosion and loss of topsoil. According to the soil survey of Lake County, prepared by the U.S.D.A, the soil within the project is as follows The mapped soil on the site is Type 236, Stonyford-Guenoc complex, 30 to 50 percent slopes. The soil has severe erosion potential. The risk of erosion is increased if the soil is left exposed during construction. Preserving existing vegetation and revegetating disturbed areas around construction sites help to control erosion. The project is located on an already disturbed flat rounded knoll and minimal grading and/or earth movement will result with this project. The small footprint of the tower will not have an adverse effect on the potential for erosion or the loss of topsoil related to the project. **Less Than Significant with Mitigation Incorporation** **<u>Mitigation Measure:</u>** **GEO-1:** Prior to any ground disturbance, the permittee shall submit erosion control and sediment plans to the Water Resource Department and the Community Development Department for review	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					and approval. Said erosion control and sediment plans shall protect the local watershed from runoff pollution through the implementation of appropriate Best Management Practices (BMPs) per the Grading Ordinance. Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing, and the planting of native vegetation on all disturbed areas. No silt, sediment, or other materials exceeding natural background levels shall be allowed to flow from the project area. The natural background level is the level of erosion that currently occurs from the area in a natural, undisturbed state. Vegetative cover and water bars shall be used as permanent erosion control after project installation. **GEO-2:** Excavation, filling, vegetation clearing, or other disturbance of the soil shall not occur between October 15 and April 15 unless authorized by the Community Development Department Director. The actual dates of this defined grading period may be adjusted according to weather and soil conditions at the discretion of the Community Development Director. **GEO-3:** The permit holder shall monitor the site during the rainy season (October 15 – May 15), including post-installation, application of BMPs, erosion control maintenance, and other improvements as needed. **GEO-4:** If greater than fifty (50) cubic yards of soils are moved, a Grading Permit shall be required as part of this project. The project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce the discharge of all construction or post-construction pollutants into the County storm drainage system. BMPs typically include scheduling of activities, erosion and sediment control, operation and maintenance procedures, and other measures in accordance with Chapters 29 and 30 of the Lake County Code.	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X		The shrink-swell potential for the project soil type is low. The applicant will use existing disturbed areas to place the tower on caisson foundation. Some grading of the site will be needed, however the applicant has submitted an engineered Grading Plan (sheet C1); this plan shows erosion control measures that will be incorporated during site disturbance, which consist of drainage channels and straw wattles. Further, the soil on the site is mapped as 'generally stable' on the County GIS data base. **Less Than Significant Impact**	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30
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?			X		The mapped soil on the site has low shrink-swell potential. **Less Than Significant Impact**	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 30
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?				X	No septic systems are needed for the tower. **No Impact**	1, 3, 4, 5, 6, 7, 10, 16, 17, 18, 19, 21, 24, 25, 29, 30
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X			There will be minimal site disturbances occurring with this project to prepare the foundation that will contain the tower and supporting equipment. The Cultural Study provided indicated that there are no unique paleontological or geologic features on the site, and mitigation measures have been added in the unlikely event that any potentially significant artifacts, relics or remains are discovered during site disturbance. **Less Than Significant Impact with mitigation measures CUL-1 and CUL-2 added**	1, 3, 4, 5, 11, 14, 15
VIII. GREENHOUSE GAS EMISSIONS *Would the project:*						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		In general, greenhouse gas emissions come from construction activities (vehicles) and from post-construction activities (vehicles). Projected trips generated will be up to 3 per day during construction, and up to two vehicle trips per month for tower maintenance following construction. The tower will not generate any greenhouse gases other than generator use in the event of a power outage.	1, 3, 4, 5, 21, 24, 29, 30, 31, 32, 34, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					Less Than Significant Impact	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		This project will not conflict with any adopted plans or policies for the reduction of greenhouse gas emissions**.** **Less Than Significant Impact**	1, 3, 4, 5, 21, 24, 29, 30, 31, 32, 34, 36
IX. HAZARDS AND HAZARDOUS MATERIALS *Would the project:*						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		Materials associated with the proposed Telecommunication Tower, such as routine construction material(s), gasoline, diesel, carbon monoxide, pesticides, fertilizers, pesticides, and the equipment emissions may be considered hazardous if released into the environment. Other than during construction, no hazardous chemicals will be used or stored on site with the exception of fuel for the generator, which will be stored in a locked and secured enclosure. All materials associated with the proposed use shall be transported, stored and disposed of properly in accordance with all applicable Federal, State and local regulations. **Less Than Significant Impact**	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X		The site preparation will require some construction equipment; all equipment staging shall occur on previously disturbed areas on the site. **Less Than Significant Impact**	1, 3, 4, 5, 10, 13, 17, 20, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	The proposed project is not located within one-quarter mile of an existing or proposed school. **No Impact**	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	The project site is not listed as a site containing hazardous materials in the databases maintained by the Environmental Protection Agency (EPA). **No Impact**	1, 3, 4, 5, 10, 13, 17, 21, 24, 25, 29, 30, 31, 32, 33, 34, 36
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?				X	The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan. **No Impact**	1, 3, 4, 5, 20, 22
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X		The project would not impair or interfere with an adopted emergency response or evacuation plan. **Less Than Significant Impact**	1, 3, 4, 5, 20, 22, 35, 37
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X		The site is mapped as High Fire Risk. The project will not further heighten fire risks on the site. The applicant will adhere to all Federal, State and local fire requirements/regulations for setbackssetbacks are applied at the time of building permit review. **Less Than Significant Impact**	1, 3, 4, 5, 20, 35, 37
X. HYDROLOGY AND WATER QUALITY *Would the project:*						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X		The project will generate minimal stormwater runoff, and the applicant has provided an engineered Erosion Control plan that shows mitigation measures incorporated into the plan; this will help prevent excessive stormwater intrusion into the water table. There are no lakes, creeks or other riparian areas on the site, nor are there any seasonal streams that are in the immediate vicinity that could be jeopardized by stormwater runoff and water quality issues. **Less Than Significant Impact**	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
b) Substantially decrease groundwater supplies or				X	The tower will not use groundwater, and no impact to the local aquifer would occur. **No Impact**	1, 3, 4, 5, 13, 21,

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?						23, 24, 25, 29, 31, 32, 33, 34
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 which would: i) Result in substantial erosion or siltation on- 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 to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; iv) Impede or redirect flood flows?			X		The use of fiber rolls around the project site are to help channel stormwater, and a drainage ditch, also to help channel stormwater in a controlled manner. The caisson foundation includes three piers with a relatively small footprint. The soil characteristics for Type 236 soil are prone to erosion, however this soil type is relatively stable, and the stormwater mitigation measures proposed will help to control the stormwater runoff that originates from this site. **Less Than Significant Impact**	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X		The project site is not located in a flood plain, tsunami or seiche zone. **Less than Significant Impact**	1, 3, 4, 5, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X		The proposed use will not conflict with or obstruct the implementation of water quality control plan or ground water management plan as all hazardous materials such as fuel for the emergency backup generator will be stored in a locked / secured enclosure, and will meet all Federal, State and Local agency requirements for hazardous material storage and handling. **Less than Significant Impact**	1, 3, 4, 5, 10, 13, 21, 23, 24, 25, 29, 31, 32, 33, 34
XI. LAND USE AND PLANNING *Would the project:*						
a) Physically divide an established community?				X	The proposed project site would not physically divide an established community. **No Impact**	1, 3, 4, 5, 6, 35
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?			X		This project is consistent with the Lake County General Plan, the Shoreline Community Area Plan and the Lake County Zoning Ordinance. **County of Lake General Plan (2008) - Section 5.7 - Communications Systems:** Goal PFS 7: To expand the use of informational technology in order to increase the County's economic competitiveness, developed more informed citizenry, and improve personnel convenience for residents and business in the County. • Policy PFS -7.1: The County shall work with telecommunications providers to ensure that all residents and business will have access to telecommunication services, including broadband internet services. To maximize access to inexpensive telecommunication services, the County shall encourage marketplace competition from multiple service providers. **Lake County Zoning Ordinance** Pursuant to Article 27, Section 27.11 [Table B (ar)] construction/development of cellular towers, ancillary facilities, and access road improvements is permitted upon securing a Major Use Permit for parcels zoned **"**SPLIT RL-SC/RR-SC, Rural Lands-Scenic Combing District/Rural Residential-Scenic Combing District." **Telecommunication Act of 1996** Federal and state laws pre-empt and limit local government with respect to decisions about	1, 3, 4, 5, 20, 21, 22, 27, 28

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					telecommunication facility siting. The Telecommunication Act of 1996 allows local government some authority, but it quite clear that a local government can not regulate the design and location of telecommunication sites; i.e "the placement, construction and modifications of the facilities (Section 704 (a) General Authority)." *Section: 704. Facilities Siting; Radio Frequency Emission Standards.* *(iv) "No state or local government or instrumentality thereof may regulate the placement, construction and modification of personnel wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commissions regulations concerning such emissions."* **Less Than Significant Impact**	
XII. MINERAL RESOURCES *Would the project:*						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	The Aggregate Resource Management Plan (ARMP) does not identify this project as having an important source of aggregate. **No Impact**	1, 3, 4, 5, 26
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X	The County of Lake's General Plan, the Shoreline Communities Area Plan nor the Lake County Aggregate Resource Management Plan designates the project site as being a locally important mineral resource recovery site. **No Impact**	1, 3, 4, 5, 26
XIII. NOISE *Would the project result in:*						
a) 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?		X			Short-term increases in ambient noise levels to uncomfortable levels could be expected during project development, grading, and routine maintenance. However, compliance with local regulations will decrease these noise levels to an acceptable level. This project will have some minimal site preparation (hours of construction are limited through standard conditions of approval). The backup generator will be assessed for noise specifications at the time of building permit review.	1, 3, 4, 5, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					The County has established noise thresholds that must be met. Generator usage would be limited to power outages. **Less than Significant with the Incorporated Mitigation Measures.** **<u>Mitigation Measures:</u>** **<u>NOI-1:</u> All construction activities including engine warm-up shall be limited Monday through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.** **<u>NOI -2:</u> Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 10:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.** **<u>NOI-3:</u> The operation of the emergency backup generator shall not exceed levels of 57 dBA between the hours of 7:00AM to 10:00PM and 50 dBA from 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at the property lines.**	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		The project is not expected to create unusual groundborne vibration due to facility operation. The low level truck traffic during construction and for deliveries would create a minimal amount of groundborne vibration, and the nearest sensitive receptor is a single family dwelling located approximately 550 feet from the tower site. **Less Than Significant Impact**	1, 3, 4, 5, 13
XIV. POPULATION AND HOUSING *Would the project:*						

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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)?				X	The project will not induce population growth. **No Impact**	1, 3, 4, 5
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	No housing will be displaced as a result of the project. **No Impact**	1, 3, 4, 5
XV. PUBLIC SERVICES *Would the project:*						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: - Fire Protection? - Police Protection? - Schools? - Parks? - Other Public Facilities?				X	The project does not propose housing or other uses that would necessitate the need for new or altered government facilities. There will not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation. **No Impact**	1, 3, 4, 5, 13, 17, 20, 21, 22, 23, 24, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37
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?				X	The project will not have any impacts on existing parks or other recreational facilities**.** **No Impact**	1, 3, 4, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	This project will not necessitate the construction or expansion of any recreational facilities. **No Impact**	1, 3, 4, 5
XVII. TRANSPORTATION *Would the project:*						
a) Conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?			X		The proposed project site is accessed from an existing gated gravel/dirt driveway that connects with a newly constructed frontage road (Almond Lane) connecting to Highway 20 just west of the Highway 53/20 roundabout. A total of two average monthly trips are forecast to result from tower maintenance workers. No other post-construction trips are anticipated, and trips during construction are estimated at up to three daily trips for the relatively short anticipated construction period of one to two months. **Less than Significant Impact**	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
b) For a land use project, would the project conflict with or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?			X		CEQA chapter 15064.3, subdivision (b)(1) requires analysis for thresholds of significance for a land use project. Projects in Lake County that produce more than 50 average daily trips (ADT) are looked at more carefully than smaller land use projects such as this one, and projects that generate 200 or more ADT require a traffic impact study. The site will use Highway 20, Almond Lane frontage road and the existing gated private driveway to access the tower site. The line of sight onto Almond Lane frontage road is very open, and is not anticipated to cause any safety issues for vehicles entering or leaving the tower site. Highway 20 has no level of service issues, and CalTrans was notified of this land use action and had no adverse comments. **Less Than Significant Impact**	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)?				X	The project will not conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2). **No Impact**	1, 3, 4, 5, 9, 20, 22, 27, 28, 35

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
d) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X		No changes Almond Lane or Highway 20 are proposed, nor do any appear to be needed. The on-site driveway is proposed to include both a 12 foot non-exclusive access easement with all weather surface and a 20 foot non-exclusive access route; this is taken into account in the engineered Grading Plan submitted by the applicant. **Less than Significant Impact**	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
e) Result in inadequate emergency access?				X	As proposed, this project will not impact existing emergency access. **No Impact**	1, 3, 4, 5, 9, 20, 22, 27, 28, 35
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:*						
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		X			Please see response to Section V (Cultural Resources). **Less Than Significant Impact with mitigation measures CUL-1 and CUL-2 added**	1, 3, 4, 5, 11, 14, 15
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X			Please see response to Section V (Cultural Resources). **Less Than Significant Impact with mitigation measures CUL-1 and CUL-2 added**	1, 3, 4, 5, 11, 14, 15
XIX. UTILITIES AND SERVICE SYSTEMS *Would the project:*						
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications			X		The subject parcel will require on-grid power which is located on and adjacent to the site, and a diesel generator as a emergency power source. The estimated power usage from grid power is approximately 900 kW per month, about the same amount of energy as would be used by a single family dwelling.	1, 3, 4, 5, 29, 32, 33, 34, 37

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
facilities, the construction or relocation of which could cause significant environmental effects?					**Less Than Significant Impact**	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X	The tower does not require water to operate. **No Impact**	1, 3, 4, 5, 29, 32, 33, 34, 36, 37
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?				X	The tower does not require a septic system to operate. **No Impact**	1, 3, 4, 5, 29, 32, 33, 34
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?			X		The few maintenance trips generated post-construction would generate little waste. The construction activity could generate some waste, however the landfill for Lake County has enough capacity to last for at least five years with room for future expansion according to Public Services Manager Lars Ewing. **Less Than Significant Impact**	1, 3, 4, 5, 28, 29, 32, 33, 34, 36
e) Negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?			X		The site will require some minor clearing during the construction phase of development. The amount of vegetation to be cleared will be minimal, since the project site and existing access road are previously cleared/disturbed, and the existing PG&E power poles and utility access roads adjacent the cell tower site. **Less Than Significant Impact**	1, 3, 4, 5, 29, 32, 33, 34, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
f) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		The County uses a standard condition of approval regarding compliance with all federal, state and local management for solid waste. The construction phase of development will generate some waste related to brush clearing and worker usage. The post-construction waste generated will be very minimal, since an anticipated two vehicle trips per month would likely occur for occasional tower maintenance. **Less Than Significant Impact**	1, 3, 4, 5, 29, 32, 33, 34, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XX. WILDFIRE *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*						
a) Impair an adopted emergency response plan or emergency evacuation plan?			X		The subject site is accessed by an existing gated private driveway via a newly constructed frontage road (Almond Lane) that connects to Highway 20. Highway 20 has two 12' wide travel lanes with a two foot shoulder on both sides of the highway. The on-site driveway is proposed to include an all-weather surface and turnout. The property is located within an SRA (high fire) area. The fire risk on the site is high. There is no designated emergency response plan for the site, however Highway 20 adjacent to the site is one of several major thoroughfares leading into and out of Lake County, and would be used as an evacuation route in the event of an emergency in Lake County. The addition of a cell tower at this location would not adversely impact any evacuations that might be needed from the south county area since there are infrequent trips associated with tower maintenance and construction. **Less Than Significant Impact**	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
b) 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?			X		The fire risk on the site is High. The slope on the site varies from 5% to greater than 30%. Prevailing wind direction is from the north/northwest, but the prevailing wind direction in the event of a wildfire in this area would be of little consequence given the separation of the site from its nearest neighboring dwellings. The tower does not further exacerbate the risk of wildfire, or the overall effect of pollutant concentrations to area residents in the event of a wildfire. **Less Than Significant Impact**	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
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			X		The site improvements proposed are minimal, and do not rise to the level of warranting additional roads. The site has some vegetation, however the responsible Fire Districts, who were notified of this action, have not indicated that additional fire breaks or road improvements are necessary. **Less than Significant Impact**	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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?			X		There is little chance of risks associated with post-fire slope runoff, instability or drainage changes based on the lack of site changes that would occur by this project coupled with the stormwater mitigation measures that are proposed by the applicant in the engineered Grading Plan submitted. **Less Than Significant Impact**	1, 2, 4, 5, 6, 20, 23, 31, 35, 37, 38
XXI. MANDATORY FINDINGS OF SIGNIFICANCE						
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X		The project proposes a new cell tower on a previously disturbed area. As proposed, this project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural resources with the incorporated mitigation measures described above.	All
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X			Potentially significant impacts have been identified related to Aesthetics, Air Quality, Cultural / Geological / Tribal Resources, and Noise. These impacts in combination with the impacts of other past, present and reasonably foreseeable future projects could cumulatively contribute to significant effects on the environment. Implementation of and compliance with mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in cumulatively considerable environmental impacts.	All

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			The proposed project has potential to result in adverse indirect or direct effects on human beings. In particular, to Aesthetics, Air Quality, Cultural / Geological / Tribal Resources, and Noise have the potential to impact human beings. Implementation of and compliance with 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.	All

* Impact Categories defined by CEQA

****Source List**

1. Lake County General Plan
2. Lake County GIS Database
3. Lake County Zoning Ordinance
4. Shoreline Community Area Plan (2009)
5. New Cingular Wireless PCS, dba AT&T Mobility Application for a 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, *(http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)*
10. Lake County Serpentine Soil Mapping
11. California Natural Diversity Database (https://www.wildlife.ca.gov/Data/CNDDB)
12. U.S. Fish and Wildlife Service National Wetlands Inventory
13. Biological Assessment for the subject property; prepared by Synthesis Planning with input by Geist Engineering and Environmental Group, dated August 2020.
14. Cultural Site Assessment Survey carried out by Archaeological Resources Technology, provided by Geist Engineering and Environmental Group, dated September 9, 2020.
15. California Historical Resource Information Systems (CHRIS); Northwest Information Center, Sonoma State University; Rohnert Park, CA.
16. Water Resources Division, Lake County Department of Public Works Wetlands Mapping.
17. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanic, Northern California, Miscellaneous Investigation Series, 1995
18. Official Alquist-Priolo Earthquake Fault Zone maps for Lake County
19. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California, Landslide Hazard Identification Map No. 16, California Department of Conservation, Division of Mines and Geology, DMG Open –File Report 89-27, 1990
20. Lake County Emergency Management Plan
21. Lake County Hazardous Waste Management Plan, adopted 1989
22. Lake County Airport Land Use Compatibility Plan, adopted 1992
23. California Department of Forestry and Fire Protection - Fire Hazard Mapping
24. National Pollution Discharge Elimination System (NPDES)
25. FEMA Flood Hazard Maps
26. Lake County Aggregate Resource Management Plan
27. Lake County Bicycle Plan
28. Lake County Transit for Bus Routes
29. Lake County Environmental Health Division
30. Lake County Grading Ordinance

31. Lake County Natural Hazard database
32. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
33. Lake County Water Resources
34. Lake County Waste Management Department
35. California Department of Transportation (CALTRANS)
36. Lake County Air Quality Management District website
37. South Lake County Fire Protection District (CalFire)
38. Site Visit – February 11, 2021
39. Telecommunications Act, 1996