

COUNTY OF LAKE
MAJOR USE PERMIT, PL-25-60/ UP 24-03
INITIAL STUDY, PL-25-60/ IS 24-03

LAKE FOREST VERIZON TOWER
150-FOOT-TALL LATTICE COMMUNICATION TOWER
CONDITIONS OF APPROVAL

Expires if not used by: November 17, 2027

Pursuant to the approval of the Planning Commission on November 17, 2025 is hereby granted to Lake Forest Verizon Tower a Major Use Permit, PL-25-60/ UP 24-03 and Initial Study, PL-25-60/ IS 24-03 with the following conditions of approval to allow a 150 foot tall lattice telecommunication tower, including ancillary facilities for the tower consisting of a 30' x 30' lease area containing equipment in support of the tower enclosed by an eight-foot-high tall screening fence on property located at 16200 E. Hwy 20 Clearlake Oaks, CA (APN: 010-020-29) subject to the following terms and conditions.

A. GENERAL CONDITIONS

1. The use hereby permitted shall substantially conform to the Site & Architectural Plan(s) received May 2, 2025, and any conditions of approval imposed by the Major Use Permit, PL-25-63/ UP 23-03 and the review authority to allow an unmanned 150 foot tall "lattice" wireless telecommunication tower within a 30' x 30' lease area. The leased area will be enclosed with an eight-foot-high screening fence along with the equipment to support the tower as shown on the site plan submitted for this project.

The Community Development Director may approve, in writing, minor modifications that do not result in increased environmental impacts.
2. This permit does not abridge or supersede the regulatory powers or permit requirements of any federal, state, local agency, special district or department which may retain a regulatory or advisory function as specified by statute or ordinance. The permittee shall obtain permits as may be required from each agency.
3. The permit holder is responsible for insuring that all project workers are informed of understand and agree to abide by the approved plans and project conditions.
4. This permit may be revoked if the use for which the permit was granted is conducted as to be detrimental to the public health, safety, or welfare or as to be a nuisance. This permit shall be valid until it expires or is revoked pursuant to the terms of this permit and/or Chapter 21 of the Lake County Code.
5. All construction shall be reviewed and approved by a *California-Licensed Professional Civil Engineer or Architect*, and be constructed to those specifications, subject to review and approval of the Community Development Department.
6. If a Communications Tower remains unused for a period of twelve (12) consecutive months, the owner or operator shall dismantle and remove the communications tower within six (6) months of the expiration of such twelve (12) month period.
7. The Lake County Building Official may require special engineering for the tower and mechanical equipment at the time when the building permit(s) are under review.
8. Prior to building permits final, the permit holder shall comply with all of the regulations and/or requirements of the Northshore Fire Protection District. The permittee shall contact the Northshore Fire Protection District for details.
9. This permit shall be null and void if not used by November 17, 2027, unless extended, or if the use is abandoned for a period of two (2) years.
10. The permittee shall pay the Fish and Wildlife Service Fee within five (5) days of the date of this approval. Payment shall be made payable to 'County of Lake' and shall be submitted to the Lake County Community Development Department for processing.
11. On-site storage of any items unrelated to the tower within the lease area is prohibited.

12. Antennas and antenna towers shall be inspected, following an event determined to be a significant storm or seismic event by the Community Development Director, by a structural engineer licensed in the state of California to assess their structural integrity. A report of the engineer's findings shall be submitted to the Community Development Department. Costs of inspection and reporting shall be borne by the permit holder. If inspection is necessary, an inspection fee shall be paid to the County to cover the cost of County Staff for doing the inspection and all follow-up activities that are necessary.
 13. Prior to operation, the permittee shall contact the Lake County Building Department to conduct an inspection to verify that the site is Public Resource Code 4290 and 4291, and Wildland Urban Interface compliant.
 14. All gated entrances shall be two feet wider than the interior access aisle or 22 feet wide, whichever is less. All gates shall be equipped with a Knox box to allow entry by emergency service providers.
 15. The site address shall be posted as close to the entry road as possible prior to operation.
 16. At the discretion of the Northshore Fire Protection District, portable fire extinguishers shall be installed at designated areas on the site. Prior to operation, the permittee shall contact the Northshore Fire Protection District to coordinate a site visit to confirm that this condition is met.
 17. Prior to site disturbance, the applicant shall apply for a Grading Permit at the Lake County Community Development Department. The applicant shall provide total earth movement and road profiles for this Grading Permit.
 18. All ancillary buildings, poles, towers, antenna supports, antennas, and other components or telecommunication facilities shall be of a color or combination of colors approved by the Appropriate Authority. If the facility is conditioned to require paint, it shall initially be painted with a flat paint color approved by the Appropriate Authority and thereafter repainted as necessary with a flat paint color. Components of the telecommunication facility which will be viewed against soils, trees, or grasslands shall be of a color matching these landscapes.
- B. AESTHETICS
1. Prior to operation, the permittee shall install a minimum 6-foot-tall screening fence around the tower's lease area. Fabric screening shall not be used due to poor durability; the screening material shall be chain link with slats, or a solid wood or metal fence. *Mitigation Measure AES-1*
 2. All lighting shall be downcast and shall not be directly visible from public roads or neighboring lots. All lighting shall comply with fixture recommendations found in darksky.org. *Mitigation Measure AES-2*
 3. Approval is for a 150-foot-tall lattice cell tower. Any changes to the appearance of the tower that do not qualify for a Federal Communications Commission (FCC) Eligible Facilities Request shall require a new use permit application. *Mitigation Measure AES-3*
- C. AIR QUALITY
1. During site disturbance, the applicant shall apply palliatives (water) to the ground to minimize dust migration. *Mitigation Measure AQ-1*
 2. Prior to installation, the applicant must obtain all necessary permits for the use of any diesel generators from the Lake County Air Quality Management District. *Mitigation Measure AQ-2*
- D. BIOLOGICAL RESOURCES
1. If ground disturbing activities occur during the breeding and nesting season of nesting or roosting species (February 1 through September 15), surveys for active nests will be conducted by a qualified biologist no more than 10 days prior to start of activities. *Mitigation Measure BIO-1*
 - Pre-construction nesting surveys shall be conducted for nesting migratory avian and raptor species in the project site and buffer area. Pre-construction biological

surveys shall occur prior to the proposed project implementation, and during the appropriate survey periods for nesting activities for individual avian species. Surveys shall follow required CDFW and USFWS protocols, where applicable. A qualified biologist shall survey suitable habitat for the presence of these species.

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

2. The re-activity daytime habitat survey and nocturnal acoustic and emergence surveys would be conducted for bat species and their roosting / maternity sites in the project and buffer area.

- If a bat roosting / maternity site is identified during these surveys or suspected to be present, a buffer area would be established to avoid impacts on the roosting/ maternity site, and subsequently the bat species. The following exclusion zone would apply:
 - 300 feet for known potential maternity roosting site. If deemed warranted, the project proponent would consult with Lake County and California Department of Fish and Wildlife agencies to work out a plan to avoid impacts to the species before work resumes. *Mitigation Measure BIO-2*

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

- If any California Red-Legged Frog are encountered during the surveys, all work in the work area shall be placed on hold while the findings are reported to the CDFW and it is determined what, if any, further actions must be followed to prevent possible take of this species.
- Where construction would occur in California Red-Legged Frog habitat where California Red-Legged Frogs are potentially present, work areas would be fenced in a manner that prevents equipment and vehicles from straying from the designated work area into adjacent habitat areas. A qualified biologist would assist in determining the boundaries of the area to be fenced in consultation with Lake County and CDFW. All workers would be advised that equipment and vehicles must remain within the fenced work areas.
 - The CDFW authorized biologist would direct the installation of the fence and would conduct biological surveys to move any individuals of these

species from within the fenced area to suitable habitat outside of the fence. Exclusion fencing would be at least 24 inches in height. The type of fencing must be approved by the authorized biologist, the USFWS, and CDFW. This fence should be permanent enough to ensure that it remains in good condition throughout the duration of the construction project on the project site. It should be installed prior to any site grading or other construction-related activities are implemented. The fence should remain in place during all site grading or other construction-related activities. The frog exclusion fence could be a "silt fence" that is buried along the bottom edge.

- If any individuals of these species are found within an area that has been fenced to exclude these species, activities would 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 would cease until the authorized biologist moves the individuals. The authorized biologist in consultation with USFWS and CDFW would 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 would be placed in nearby suitable, undisturbed habitat. The authorized biologist would 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 would 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 would be followed at all times.
- Project activities shall be limited to daylight hours, except during an emergency, in order to avoid nighttime activities when California Red-Legged Frog may be present. Because dusk and dawn are often the times when California Red-Legged Frog are most actively foraging and dispersing, all construction activities should cease one half hour before sunset and should not begin prior to one half hour before sunrise.
- Traffic speed should be maintained at 10 miles per hour or less in the work area.

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

- Project site boundaries shall be clearly delineated by stakes and/or flagging to minimize inadvertent degradation or loss of adjacent habitat during project site preparation and construction operations. Staff and/ or its contractors shall post signs and/ or place fencing around the proposed project site to restrict access of vehicles and equipment unrelated to the project.
- A project representative shall establish restrictions on project-related traffic to approved project areas, storage areas, staging and parking areas via signage. Off-road traffic outside of designated proposed project site shall be prohibited.

E. CULTURAL RESOURCES

1. Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted within 100 feet of the find(s). A professional archaeologist certified by the Registry of Professional Archeologists (RPA) shall be notified and shall evaluate the find(s) and recommend mitigation procedures, if

necessary. The findings and mitigation measures shall be reviewed and approved by the Lake County Community Development Director prior to commencing work. *Mitigation Measure CUL-1*

2. All employees shall be trained in recognizing potentially significant archaeological, paleontological, or cultural materials that may be discovered during ground disturbance. Prior to ground disturbing activities, the Permittee shall submit a Cultural Resources Plan, identifying methods of sensitivity training for site workers, procedures in the event of an accidental discovery, and documentation and reporting procedures. Prior to ground disturbing activities, the Permittee shall submit verification that all site workers have reviewed the Cultural Resources Plan and received sensitivity training. *Mitigation Measure CUL-2*
3. Should any human remains be encountered, the applicant shall halt all work within 100 feet, notify the Sheriff's Department, the culturally affiliated Tribe(s), and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5. *Mitigation Measure CUL-3*

F. GEOLOGY AND SOILS

1. Grading Permit and Engineered Grading and Erosion Control Plan: Prior to any ground disturbance, the applicant shall obtain a grading permit from the County. As part of this permit process, the applicant shall submit an engineered Grading and Erosion Control Plan. *Mitigation Measure GEO-1*. This plan shall include:
 - Accurately estimate the total volume of earth to be moved.
 - Detail specific dust mitigation measures to be implemented during all phases of ground disturbance.
2. Stormwater Erosion Control Plan and Best Management Practices (BMPs): The applicant shall submit a comprehensive Stormwater Erosion Control Plan to the Lake County Building Division concurrently with the building permit application. *Mitigation Measure GEO-2*. This plan shall include:
 - Detailed strategies for managing stormwater runoff and minimizing erosion.
 - A Best Management Practices (BMP) Plan outlining specific measures to be implemented.
3. Implementation of Best Management Practices: The applicant shall implement all BMPs outlined in the Stormwater Erosion Control Plan and Grading and Erosion Control Plan during all phases of grading, trenching, and any other ground-disturbing activities. *Mitigation Measure GEO-3*
4. Grading activities shall be limited to April 15-October 15, unless otherwise adjusted according to weather and soil conditions, at the discretion of the Administrative Official. Grading and Erosion Plans, and grading activities shall comply with Chapter 30, Grading Ordinance of the Lake County Municipal Code.

G. HAZARDS & HAZARDOUS MATERIALS

1. The fuel storage system shall have secondary containment systems, such as concrete or impermeable barriers, to contain any potential fuel spills. *Mitigation Measure HAZ-1*
2. Develop and strictly adhere to a Spill Prevention, Control, and Countermeasure Plan that outlines procedures for preventing, containing, and cleaning up fuel spills. *Mitigation Measure HAZ-2*.
3. Storage of hazardous materials equal to or greater than fifty-five (55) gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas will require the permittee shall submit a Hazardous Material Business Plan to the Division of Environmental Health via the California Electronic Reporting System (CERS) and it shall be renewed and/or update annually or if quantities increase. If the amount of hazardous materials is less than the above quantities, the permittee must complete and submit a Hazardous Materials and Waste Registration Form with the Division of Environmental Health. The permittee shall submit a copy of all necessary documents to the Community Development Department prior to issuance of any building permits.

H. TRIBAL CULTURE RESOURCES

1. All on-site personnel of the project shall receive tribal cultural resource sensitivity training prior to initiation of ground disturbance activities on the project. The training must be according to standards of NAHC or the culturally affiliated tribe(s). Training will address

the potential for exposing subsurface resources and procedures if a potential resource is identified. The training will also provide a process for notification of discoveries to culturally affiliated tribes, protection, treatment, care and handling of tribal cultural resources discovered or disturbed during ground disturbance activities of the project. Tribal monitors will be required to participate in any necessary environmental and/or safety awareness training prior to engaging in any tribal monitoring activities for the project. *Mitigation Measure TCR-1*

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

I. WILDFIRE

1. The applicant shall keep a water tender truck on site during site disturbance to reduce the impacts that might result from a spark creating a wildfire on site. *Mitigation Measure WILD-1*
2. Prior to operation, the applicant shall improve the interior driveway to meet Public Resource Code 4290 and 4291 driveway standards. *Mitigation Measure WILD-2*

J. MITIGATION MONITORING AND EXPIRATION

1. The permit holder shall permit the County of Lake or representative(s) or designee(s) to make periodic and/or annual inspections at any reasonable time deemed necessary in order to assure that the activity being performed under authority of this permit is in accordance with the terms and conditions prescribed herein.
2. Prior to issuance of any permits, the permittee pay the Annual Compliance Monitoring Fee to the Community Development Department until all conditions of approval are met.
3. This permit shall be valid for an indefinite period of time unless it expires or is revoked pursuant to the terms of this permit and/or Chapter 21 of the Lake County Code.
4. The site shall be restored to its natural state within six (6) months of termination of use or abandonment of the site.
5. Permittee shall enter into a Site Restoration Agreement subject to the approval of the Director of Community Development and County Counsel upon termination and abandonment of the facility.
6. The permittee shall enter into an Indemnification Agreement with the Community Development Department within thirty days (30) of issuance of use permit. Said agreement shall include the following language per the above section: "*hold harmless the County and its officers, agents, and employees from actions or claims of any description brought on account of any injury or damages sustained, by any person or property resulting from the issuance of the permit and the conduct of the activities authorized under said permit*".

Mireya G. Turner
Community Development Director

Prepared by: TT

By: _____
Pamela Miles, Office Assistant III

Acceptance

I have read and understand the foregoing Conditionals of Approval and agree to each and every term and condition thereof.

Date: _____

Signature of permittee or authorized agent

Printed name of permittee or authorized agent

DRAFT