



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

July 25, 2018

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY IS 18-06

ENVIRONMENTAL CHECKLIST FORM

- 1. Project Title:** Horizon Tower – CA 4043 – Kelseyville
- 2. Permit Number:** Major Use Permit, UP 18-01
Initial Study, IS 18-06
- 3. Lead Agency Name and Address:** County of Lake
Community Development Department
Planning Division
Courthouse – 255 North Forbes Street
Lakeport CA 95453
- 4. Contact Person and Phone Number:** Mark Roberts, Associate Planner (707) 263-2221
- 5. Project Location:** 9475 Mojave Trail
Kelseyville, CA 95451
APN: 009-004-21
T13 N., R8 W., M.D.B &M

Latitude: N 38° 95' 63.17" (NAD 83)
Longitude: W 122° 73' 28.33" (NAD 83)
- 6. Project Sponsor's Name & Address:** Horizon Tower, L.P.
Attention: Suzie Densmore
117 Town & Country Drive; Suite A
Danville, California 94526
- 7. General Plan Designation:** Suburban Reserve-
- 8. Zoning:** "RR" Rural Residential

9. 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 site is currently developed with a single-family residential structure and accessory structures, and other disturbed areas, including an existing eight (8) to twelve (12) foot wide dirt/gravel access gated road that connects to Mojave Trail.

The applicant is requesting approval of a Major Use Permit (UP 18-01) to construct an 85 foot tall unmanned mono-pine communication facility that would be able to accommodate up to four (4) wireless communication carriers, each carrier would be able to lease an area approximately 300 (12' X 25") square feet in size. The proposed mono-pine communication facility would allow up to four (4) - 36 panel antennas, each approximately 8' X 18"; and up to eight (8) microwave dish antennas, approximately 36". The proposed facility and supporting ground equipment, including the carriers leased area would be contained within a leased area approximately 2,500 (50' X 50') square feet in size and would be fenced in with a six (6) foot chain link fence.

Currently, the project site is accessible from an existing 8 to 12- foot wide private dirt/gravel access easement/road located off of Mojave trail/Tenino Way (a County-maintained road). The existing access road/easement would be improved to minimum of a twenty (20) foot wide access easement pursuant to Article 71 (Communication Towers & Antennas); Section 71.8 (#13) "Access shall be provided to the communication tower and communication equipment building by means of a public street or easement to the public street. The easement shall be a minimum of 20 feet in width and shall be improved to a width of at least 10 feet with a dust free, all weather surface for its entire length.

The estimated construction period is approximately ninety (90) days for the entire project.

**SEE FOLLOWING PAGES FOR PHOTO SIMULATIONS, SITE VISIT PHOTOS
AND
PROPOSED ARCHITECTURAL PLANS**

AERIAL PHOTO OF PROJECT SITE

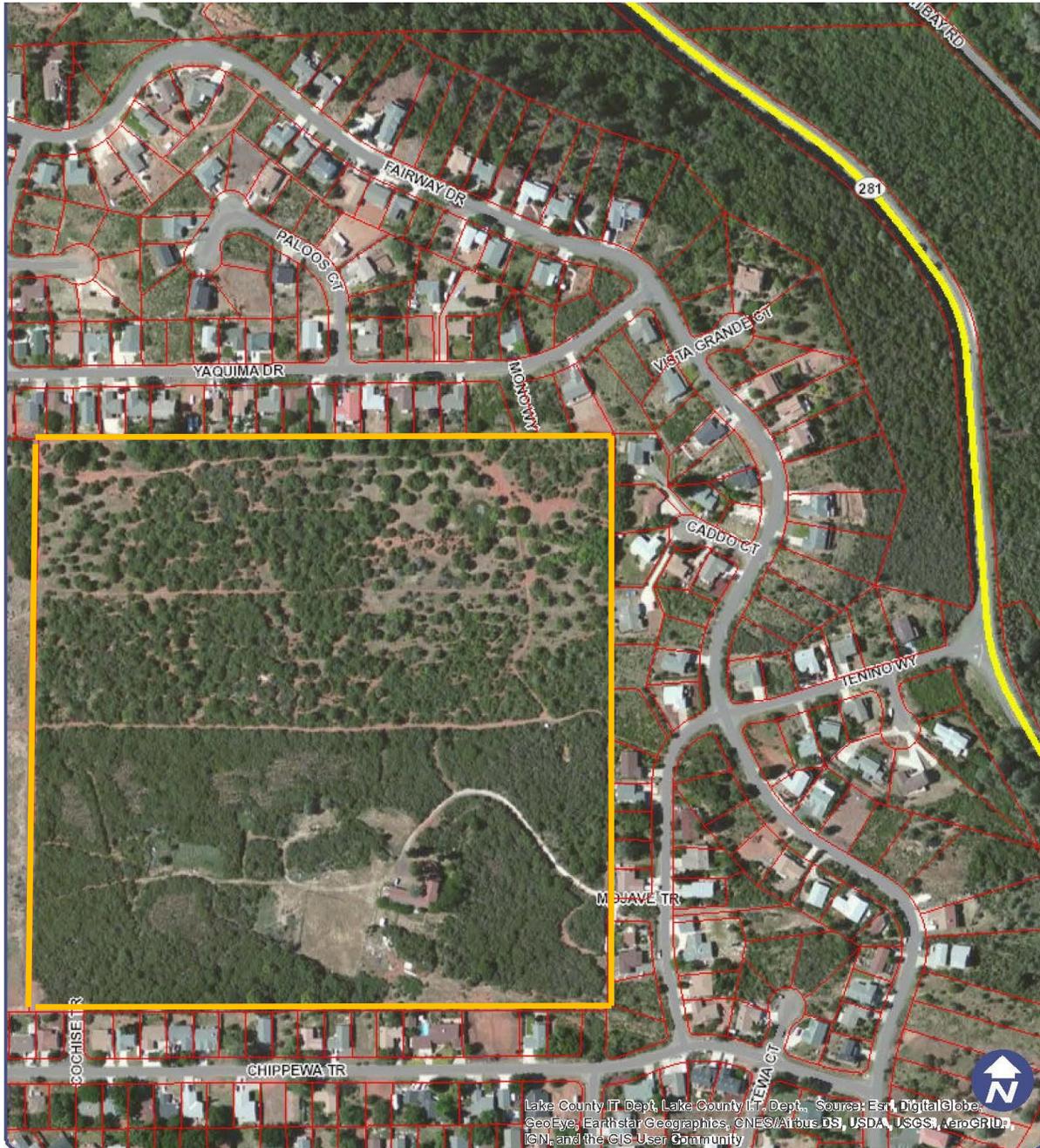
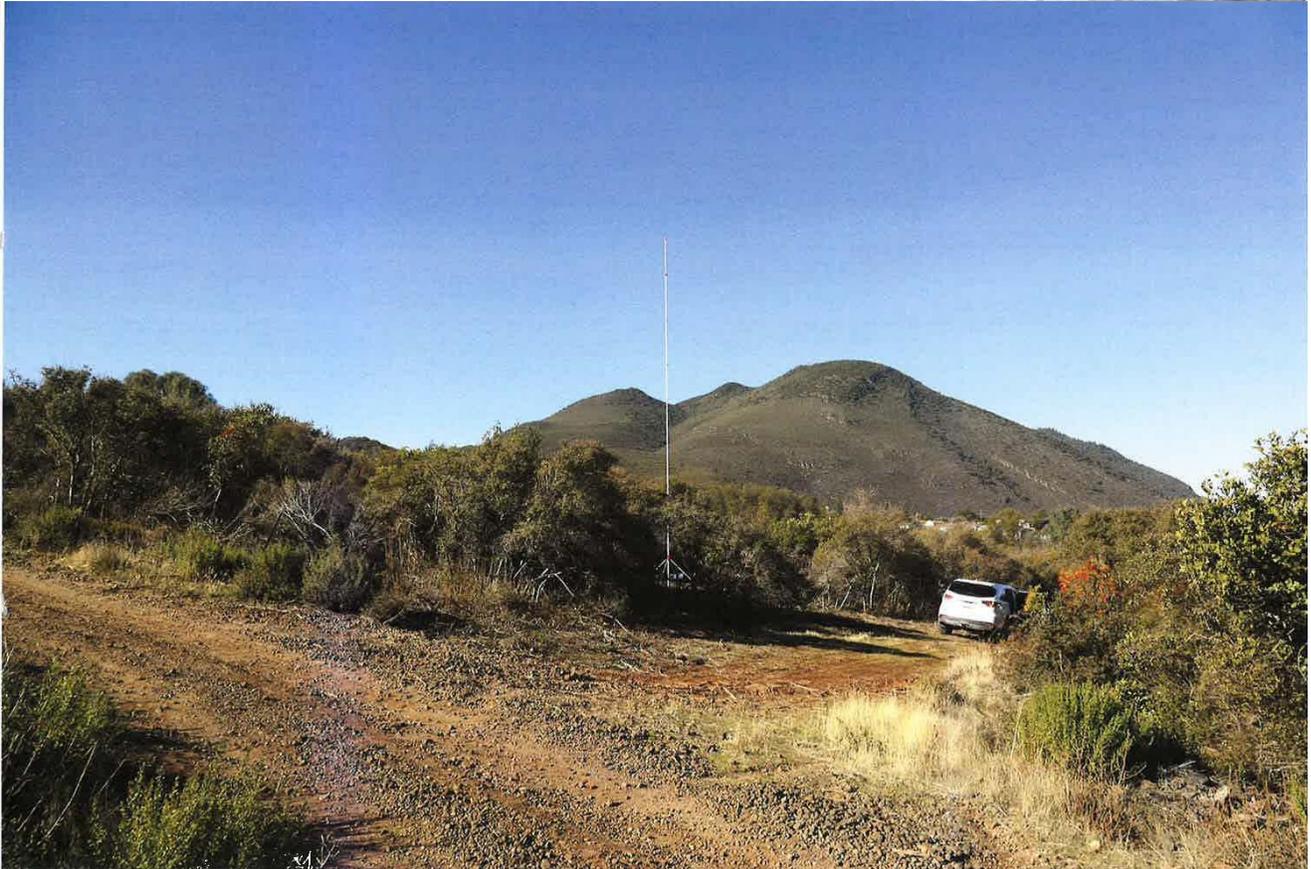
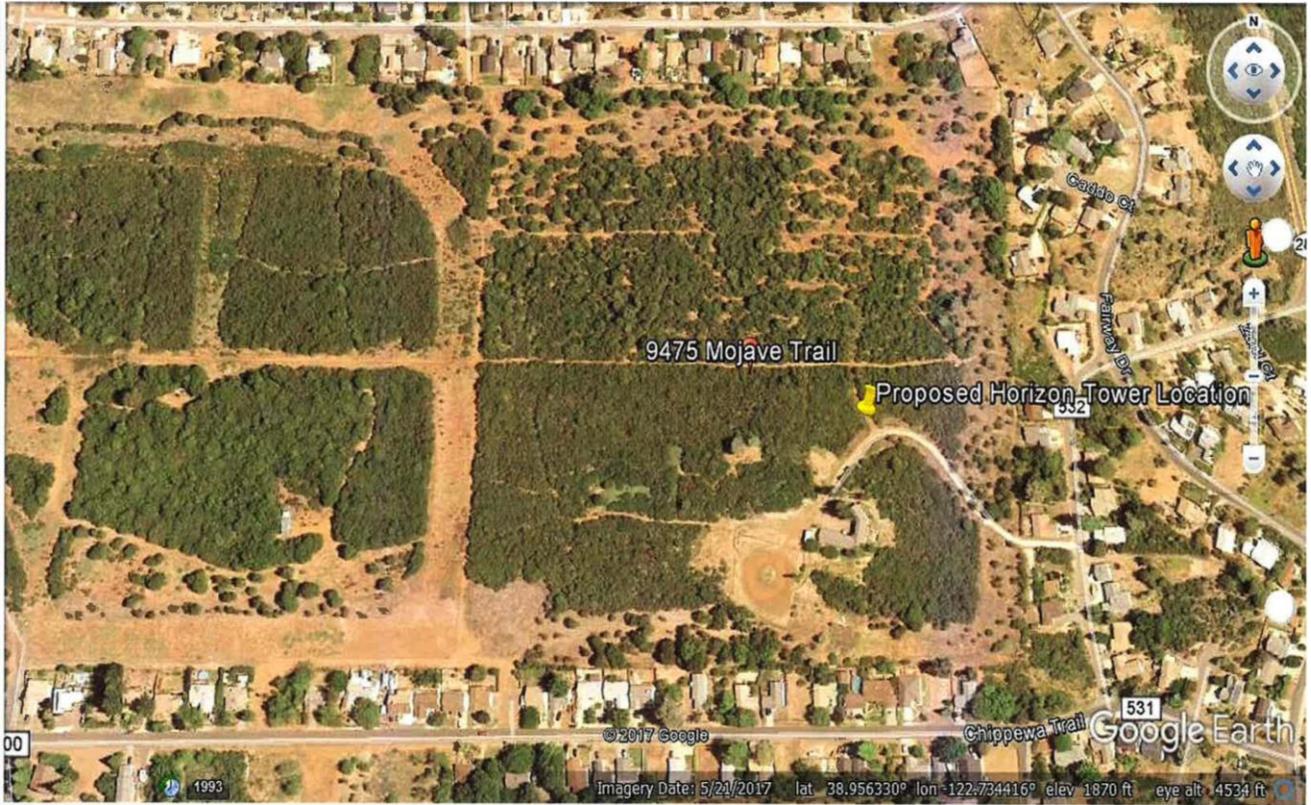
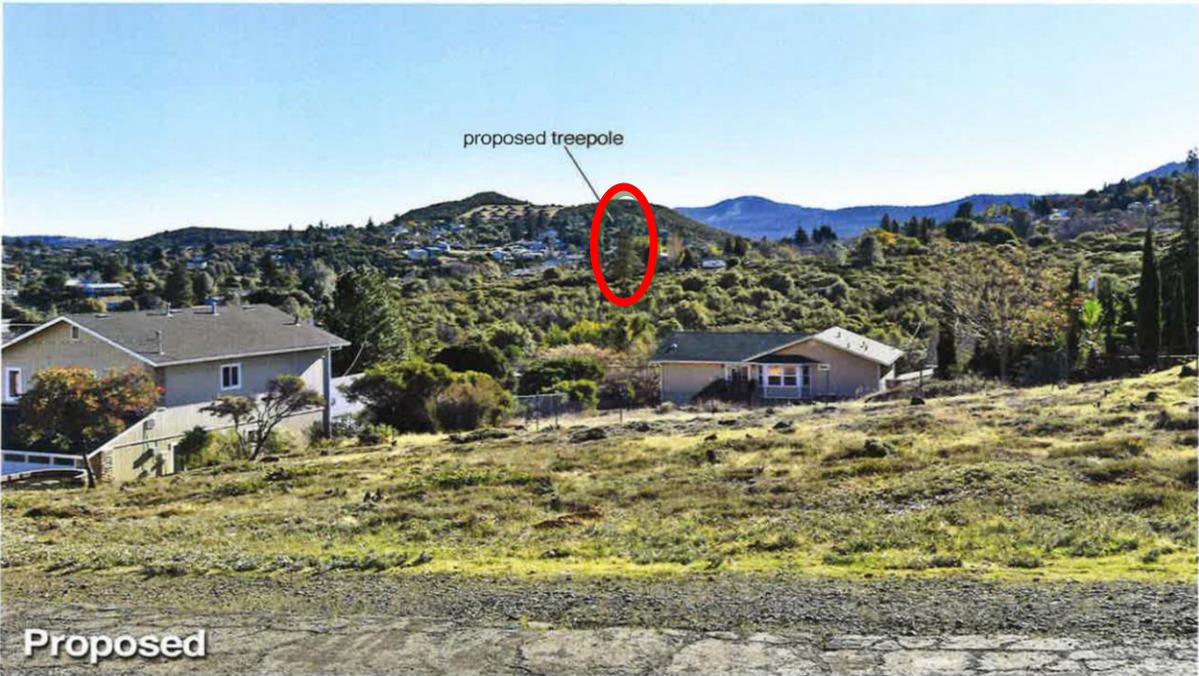


PHOTO SIMULATIONS PREPARED BY APPLICANT







Existing



proposed treepole

Proposed





HORIZON TOWER, LLC
12/14/17

Kelseyville Site # CA4043
9475 Mojave Trail
Kelseyville, CA

Looking Northeast from Tenaya Way
View #4
Applied Imagination 510.914-0500

SITE VISIT PHOTOGRAPHS ON JULY 20, 2018

View of entrance/access point



Area to be developed



View looking North/Northwest



Zoomed in view looking North/Northwest



View of neighboring parcel (located at entrance)



View from adjacent parcel (approximately 100 feet South of Access point)



PROPOSED LOCATION AND SITE LAYOUT



HORIZON TOWER, LLC

Site Name: **Kelseyville**
 Site ID: **CA4043**
 Site Address: **9475 Mojave Trail
 Kelseyville, CA 95451**

SITE NAME: APN: 009-004-21
PERMIT: CA4043
SITE ID: CA4043
SITE ADDRESS: 9475 Mojave Trail, Kelseyville, CA 95451

JURISDICTION: Lake County

SITE INFORMATION

THIS SCOPE OF WORK FOR THIS PROJECT IS LIMITED TO A FACILITY WHICH IS EXISTING, AND NOT FOR HUMAN HABITATION. ACCESSIBILITY COMPLIANCE IS NOT REQUIRED IN ACCORDANCE WITH THE 2016 CALIFORNIA BUILDING CODE SECTION 119.203.5 MACHINE SPACES.

ADA COMPLIANCE

THIS PROJECT CONSISTS OF A NEW 60' X 40' X 12' SINGLE LEAF TREE POLE THAT WILL BE DESIGNED TO HOLD A MINIMUM OF 4 TELECOMMUNICATIONS ANTENNAS.

THE PROPOSED LEASE AREA IS APPROXIMATELY 2,500 SQ. FT. POINT OF CONNECTION FOR POWER IS AN EXISTING UTILITY POLE LOCATED NEAR THE SITE.

FINAL LOCATION OF UTILITIES TO BE VERIFIED WITH APPROPRIATE COMPANIES. TELEPHONE POINT OF CONNECTION WILL BE DETERMINED AT A FUTURE DATE.

THE APPLICANT SHALL SUBMIT CERTIFICATION FROM A CALIFORNIA REGISTERED PROFESSIONAL ENGINEER THAT A PROPOSED COMMUNICATIONS TOWER WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND AIRING SUPPORTING STRUCTURES, PUBLISHED BY THE ELECTRICAL, ELECTRONIC, TELECOMMUNICATIONS SOCIETY OF AMERICA AND APPLICABLE REQUIREMENTS OF THE COUNTY'S BUILDING CODE.

THIS SCOPE OF WORK DOES NOT INCLUDE MORE THAN 100 CUBIC YARDS OF SOILS FOR GROUND DISTURBANCE THAT WILL OCCUR WITHIN THREE (3) YEARS OF PROJECT APPROVAL, INCLUDING TRENDING AND ACCESS IMPROVEMENTS.

LIGHTING IS NOT INCLUDED IN THIS SCOPE OF WORK.

PLEASE REFER TO SOILS, GEOTECHNICAL ASSESSMENT DOCUMENT FOR FULL FINDINGS, RECOMMENDATIONS AND BEST MANAGEMENT PRACTICES BY BEST ENGINEERING AND ENVIRONMENTAL GROUP, INC. INCORPORATED BY REFERENCE.

PLEASE SEE TREE AND BRUSH REMOVAL PLAN DOCUMENT PREPARED BY QUITE RIVER LAND SERVICES INC. ON SHEET 01.



VICINITY MAP

Kelseyville, CA

LANDLORD:
 RICHARD A. SHERRY GUBERA
 385 RICHMOND RD
 ALAMO, CA 94507

SITE ACCESS CONTACT / APPLICANT:
 HORIZON TOWER
 117 TOWN & COUNTRY DRIVE, SUITE A
 DANVILLE, CA 94618
 SUITE 200
 925-394-1114
 FAX: 925-394-1114

ENGINEER:
 CHANGING ENGINEERING SERVICES
 4500 PARK RD
 BERKELEY, CA 94704
 CONTACT: BRUCE URENHOLT P.E.
 HUR@CHANGING.COM

SURVEYOR:
 QUITE RIVER LAND SERVICES INC.
 6147 SEEDS CT, SUITE "K"
 DUBLIN, CA 94568
 CONTACT: KEVIN MUIRHEAD
 PM@QRLS.COM

PROJECT TEAM

CONSTRUCTION DATA:
 ZONING: RR
 RURAL RESIDENTIAL
 OCCUPANCY GROUP: B-2 (UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY)
 FIRE SPRINKLERS: AN AUTOMATIC FIRE SUPPRESSION SYSTEM (FIRE SPRINKLERS ARE NOT REQUIRED.)
 CONSTRUCTION TYPE: V-B
 SITE COMPOUND AREA: 2,500 SQ. FT.
 SITE COORDINATES: 38.98317
 -122.73789
 ELEVATION: 1882 TO 1885 AT GROUND (NAUGHS)
 APN: 009-004-21

SHEET NO.	DESCRIPTION
T1	PROJECT INFORMATION & SHEET INDEX
C1	SITE SURVEY
01	TREE & BRUSH CLEARING PLAN
A1	PARTIAL SITE PLAN
A2	LEASE AREA PLAN
A3	EAST & NORTH ELEVATIONS
A4	WEST & SOUTH ELEVATIONS
A5	TREE AND BRUSH CLEARING AREA PLAN

SHEET INDEX

REVISIONS	DATE	DESCRIPTION	DATE
1	11-27-2017	ISSUED FOR PERMIT	11-27-2017
2	11-27-2017	REVISED BRUSHES	11-27-2017
3	11-27-2017	RESPONSE TO COUNTY PERMITS	11-27-2017
4	11-27-2017	REVISED PERMITS	11-27-2017
5	11-27-2017	ADDED CAMP	11-27-2017

JOB NO: H117002
 DRAWN BY: LBS / ELL
 CHECKED BY: LBS / ELL

T1

PROJECT NARRATIVE

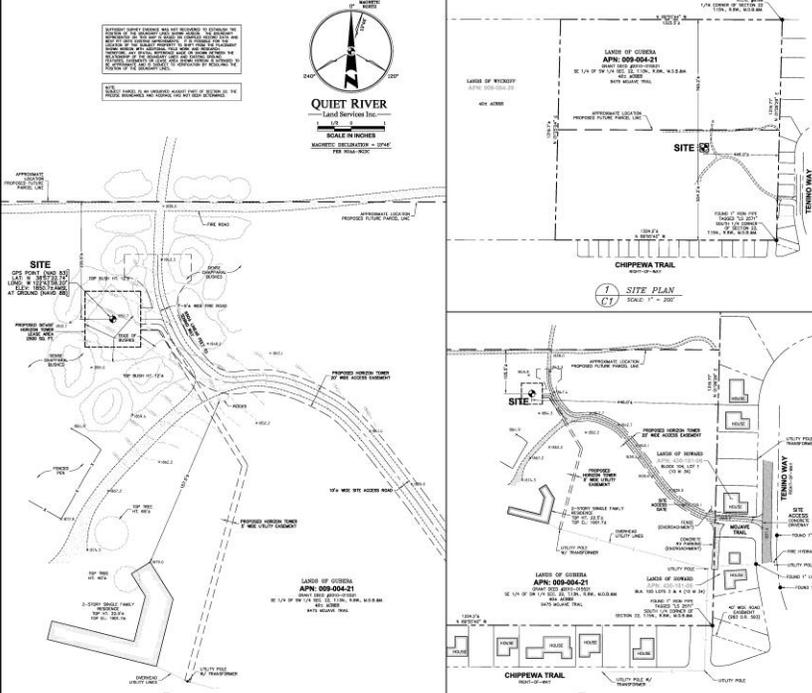
BUILDING CODES

PROJECT DATA

SIGNATURE OF APPROVAL

QUIET RIVER
 Land Services Inc.
 117 TOWN & COUNTRY DRIVE, SUITE A
 DANVILLE, CA 94618
 TEL: 925-394-1114
 FAX: 925-394-1114

SCALE: 1" = 30'



ANLARGED SITE PLAN
 SCALE: 1" = 30'

OVERALL SITE PLAN
 SCALE: 1" = 30'

PROPERTY INFORMATION

OWNER: RICHARD A. SHERRY GUBERA
 ADDRESS: 385 RICHMOND RD, ALAMO, CA 94507
 APN: 009-004-21
 ASSessor's Parcel Number: 009-004-21
 HEIGHT OF BUILDING/TOWER: 12'-0"

DATE: JANUARY 31, 2018
DRAWN BY: MAS
FILE NO.: H0117002

REVISIONS

DATE	DESCRIPTION	INITIALS
11-27-2017	ISSUED FOR PERMIT	ELL
11-27-2017	REVISED BRUSHES	ELL
11-27-2017	RESPONSE TO COUNTY PERMITS	ELL
11-27-2017	REVISED PERMITS	ELL
11-27-2017	ADDED CAMP	ELL

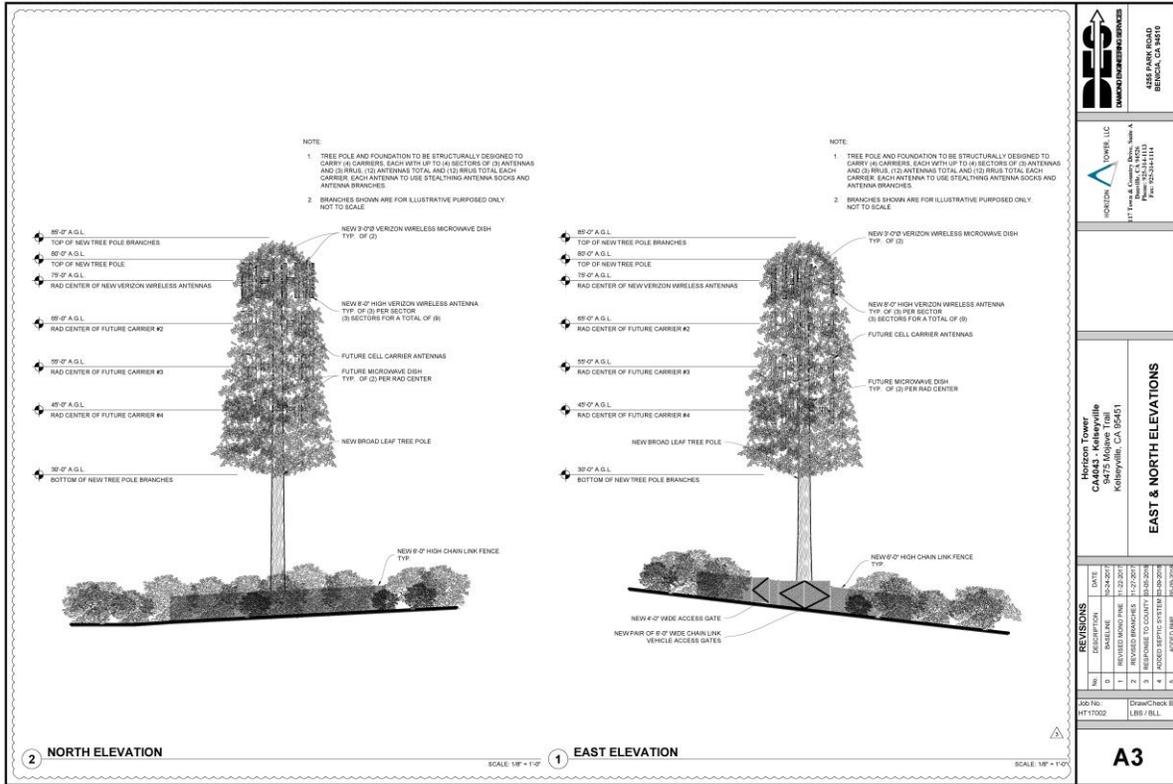
EXISTING SITE CONDITIONS

CA4043
 KELSEYVILLE
 9475 MOJAVE TRAIL
 KELSEYVILLE, CA 95451

C1

OF 1 SHEET

PROPOSED ARCHITECTURAL ELEVATION DRAWINGS





DMW ARCHITECTURAL SERVICES
4855 PARK ROAD
BERKELEY, CA 94709

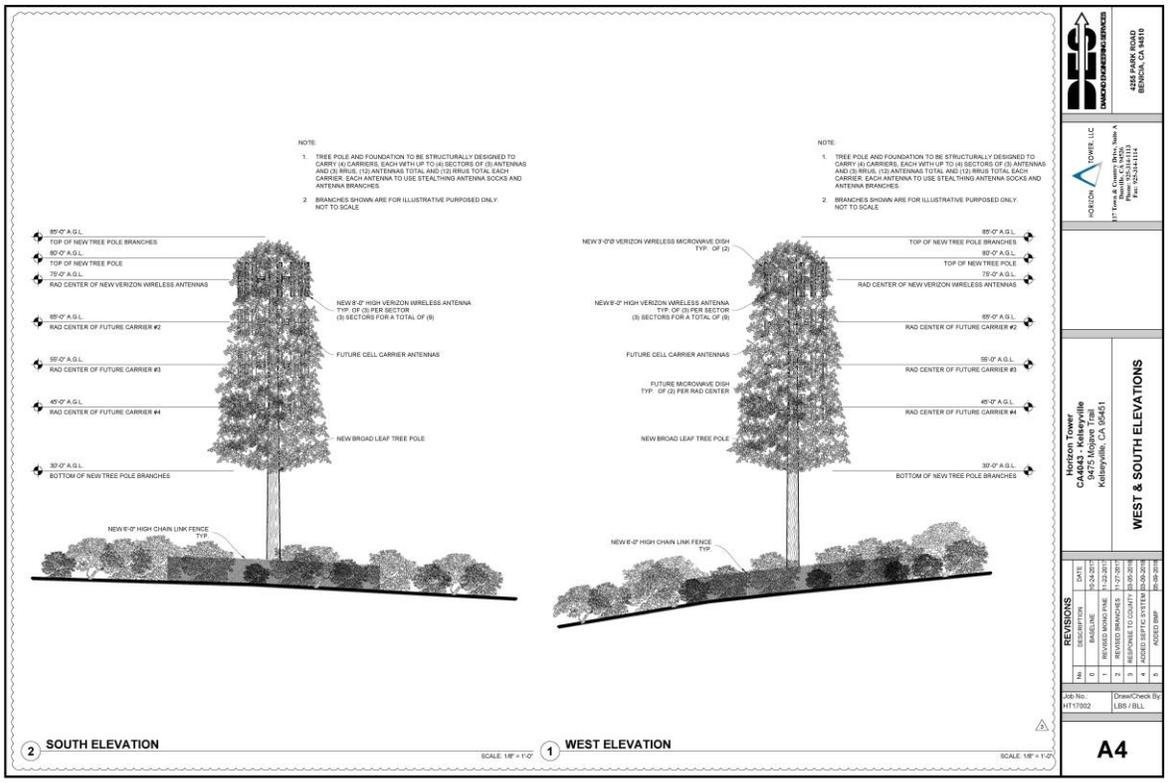
Horizon Tower
Cable Modem
3472 Mohan Trail
Kilbuckville, CA 95451

EAST & NORTH ELEVATIONS

NO.	DATE	DESCRIPTION
1	12-22-2017	ISSUE FOR PERMITS
2	11-27-2017	REVISED BRANCHES
3	11-27-2017	RESPONSE TO COUNTY
4	10-30-2017	PROPOSED SYSTEM

JOB NO: Draw/Check by
HT17002 LBS / BLL

A3





DMW ARCHITECTURAL SERVICES
4855 PARK ROAD
BERKELEY, CA 94709

Horizon Tower
Cable Modem
3472 Mohan Trail
Kilbuckville, CA 95451

WEST & SOUTH ELEVATIONS

NO.	DATE	DESCRIPTION
1	12-22-2017	ISSUE FOR PERMITS
2	11-27-2017	REVISED BRANCHES
3	11-27-2017	RESPONSE TO COUNTY
4	10-30-2017	PROPOSED SYSTEM

JOB NO: Draw/Check by
HT17002 LBS / BLL

A4

10. Surrounding Land Uses and Setting: Briefly describe the project’s surroundings:

North: Parcels to the north are zoned “R1” Single-Family Residential and “RR” -Rural Residential. The parcels range from approximately .16 to .25 acres in size.

South: Parcels to the south are zoned “R1” Single-Family Residential. Parcels are approximately .14 to 1.26 acres in size.

East: Parcels to the south are zoned “R1” Single-Family Residential. Parcels are approximately .14 to 1.26 acres in size.

West: Parcels to the south are zoned “RR” Rural Residential and “RL” Rural lands. Parcels are approximately 40 to greater than 600 acres in size.

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

- Lake County Air Quality Management District
- Lake County Community Development Department
- Lake County Department of Environmental Health
- Lake County Department of Public Works
- Lake County Special Districts Department
- California Department of Forest and Fire Protection

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.

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> <u>Aesthetics</u> | <input type="checkbox"/> <u>Greenhouse Gas Emissions</u> | <input type="checkbox"/> <u>Population / Housing</u> |
| <input type="checkbox"/> <u>Agriculture & Forestry</u> | <input type="checkbox"/> <u>Hazards & Hazardous Materials</u> | <input type="checkbox"/> <u>Public Services</u> |
| <input checked="" type="checkbox"/> <u>Air Quality</u> | <input checked="" type="checkbox"/> <u>Hydrology / Water Quality</u> | <input type="checkbox"/> <u>Recreation</u> |
| <input checked="" type="checkbox"/> <u>Biological Resources</u> | <input type="checkbox"/> <u>Land Use / Planning</u> | <input type="checkbox"/> <u>Transportation / Traffic</u> |
| <input checked="" type="checkbox"/> <u>Cultural Resources</u> | <input type="checkbox"/> <u>Mineral Resources</u> | <input checked="" type="checkbox"/> <u>Tribal Cultural Resources</u> |
| <input type="checkbox"/> <u>Geology / Soils</u> | <input type="checkbox"/> <u>Noise</u> | <input type="checkbox"/> <u>Utilities / Service Systems</u> |
| <input checked="" type="checkbox"/> <u>Mandatory Findings of Significance</u> | | |

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:
Mark Roberts, Associate Planner

SIGNATURE

Date: _____

Michalyn DelValle, 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*					All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
	1	2	3	4		
I. AESTHETICS <i>Would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		<p>The project is located within the Riverias Area Plan (adopted on January 9, 2007) does discuss Communication and Energy Systems (Telephone, Television and Internet Services) but it does not regulate the placement of Communication Towers.</p> <p>According to the Riverias Area Plan it identifies the County’s scenic views and/or scenic resources as Mount Konocti, Mount Hannah, forested/mountainous and hillside landscapes, grasslands, agricultural and pastoral settings, and impressive views of Clear Lake.</p> <p>The Riverias Area Plan also identifies State Highway 281, State Highway 29, Point Lakeview road, Soda bay Road, Point Lakeview Road, as scenic corridors. The project site is located approximately .20 miles west of State Route 281, which is locally designated as scenic and “Eligible” for State Scenic Highway designation.</p> <p>Once constructed, the proposed antenna may be visible to motorists and adjacent residents. However, the antenna would be designed as a mono-pine 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.</p> <p>Visual simulations were conducted from four (4) locations along Paloos Court, (looking Southeast), Fairway Drive (looking southwest), Tenino Way (looking West) and Tenaya Way (looking northeast), representing views from public vantage points. As shown in the simulations (Photos 1-4 above), due to the topography of the area, existing vegetative screening, and viewing distance, public views of the proposed tower would be mostly screened. In addition, the green mono-pine design of the tower makes it blend in with the existing landscape and would not detract views of scenic resources. Further, due to the rate at which motorists travel, viewers would only experience views of the antenna for short periods of time. Therefore, the proposed antenna would not substantially degrade the visual quality of the area or degrade views of a scenic vista. Impacts to scenic vistas would be less than significant.</p> <p>The use hereby permitted shall substantially conform to the project as described in the Community Development Department Major Use Permit Application dated January 29, 2018 and Site Plan dated May 9, 2018, prepared by Diamond Engineers Services. Minor alterations which do not result in increased environmental impacts may be approved in writing by the Community Development Director.</p> <p>The applicant shall adhere to all requirements and regulations in the Lake County General Plan, Riverias Area Plan and the Lake County Zoning Ordinance.</p>	1, 2, 3, 4, 5 6, 7, 38, 40

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.	1, 2, 3, 4, 5 6, 7, 38, 40
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X		See Section I(a) above. The proposed green mono-pine antenna would not substantially degrade the existing visual character or quality of the site and its surrounding for surrounding residents and passing motorists. Less than Significant.	1, 2, 3, 4, 5 6, 7, 38, 40
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			<p>The project is not anticipated to create additional light or glare. Non-glare paints shall be required to be used on the structure. At this time, the applicant is not proposing any onsite lighting. If the applicant wishes to install lighting at a future date, the applicant must adhere to the following: Less than Significant with the incorporated mitigations.</p> <p>Mitigation Measure <u>AES-1: A Lighting Plan shall be submitted to the Community Development Department for review and approval prior to issuance of any building permits. Said lighting plan shall consist of the following:</u></p> <ul style="list-style-type: none"> • 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. • 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. 	1, 2, 3, 4, 5 6, 7, 38, 40
II. AGRICULTURE AND FORESTRY RESOURCES <i>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.</i> <i>Would the project:</i>						
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 site does contain farmland. According to the Farmland Mapping and Monitoring Program, the project site is designated as "Grazing Land" and a portion of the parcel contains " <i>Unique Farmland</i> ". The project parcel does not have any active farming and according to the site plan dated May 9, 2018, the proposed area is not located within the <i>Unique Farmland Soil</i> . Therefore, no impacts to Farmland would occur with proposed use. Less than Significant	1, 2, 3, 4, 7, 8, 13
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X		The project site is zoned "RR"- Rural residential. The project site is not zoned for agricultural uses and is not within a Williamson Act contract. Less than Significant	1, 2, 3, 4, 7, 8, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 project is not zoned for forest or timberland and will not conflict with zoning for such resources. Less than Significant	1, 2, 3, 4, 7, 8, 13
d) Result in the loss of forest land or conversion of forest land to non-forest use?			X		See Section II (c) above. The project would not result in the loss or conversion of forest land to a non-forest use. Less than Significant	1, 2, 3, 4, 7, 8, 13
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		See Section II (a) above. There are vineyards currently on the project parcel, but not in the proposed antenna or access road locations. As proposed, this project would not induce changes to existing Farmland that would result in its conversion to non-agricultural use. Less than Significant	1, 2, 3, 4, 7, 8, 13

III. AIR QUALITY

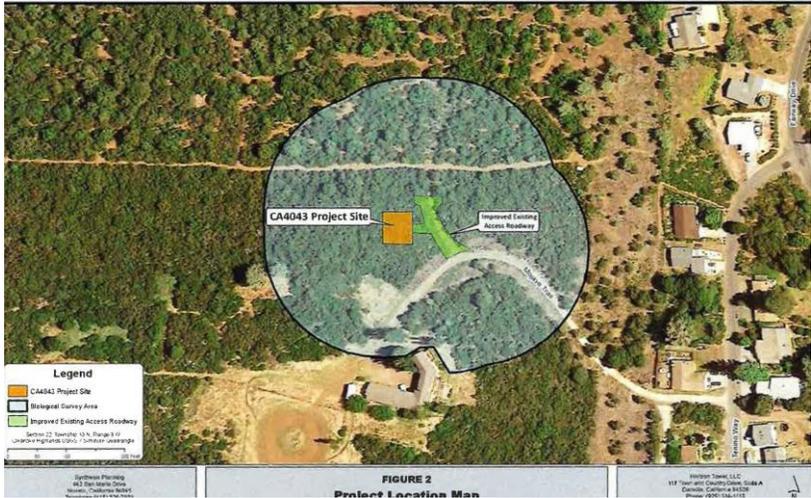
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?		X			<p>The project has the potential to result in short- and may create long-term air quality impacts. Dust and fumes may be released as a result of vegetation removal, grading, use of construction equipment and routine maintenance. Construction of the project would take place over a short period of time and would be temporary, which would not result in significant air quality impacts. Additionally, implementation of mitigation measure below would further ensure air quality impacts to be less than significant.</p> <p>Currently, the project site is accessible from an existing 8 to 12- foot wide private dirt/gravel access easement/road located off of Mojave trail/Tenino Way (a County-maintained road). The existing access road/easement would be improved to minimum of a twenty (20) foot wide access easement pursuant to Article 71 (Communication Towers & Antennas); Section 71.8 (#13) "Access shall be provided to the communication tower and communication equipment building by means of a public street or easement to the public street. The easement shall be a minimum of 20 feet in width and shall be improved to a width of at least 10 feet with a dust free, all weather surface for its entire length. Less than Significant with the incorporated mitigations.</p> <p><u>Mitigation Measures</u> <u>AQ-1:</u> Vegetation that is removed for development must be properly disposed. The applicant shall chip vegetation and spread the material for erosion control as an alternative to vegetation burning. Due to close proximity to residential areas, chipping and/or mastication is recommended for the majority of the brush removal.</p> <p><u>AQ-2:</u> Vehicular and fugitive dust shall be minimized by use of water or acceptable dust palliatives to maintain two inches of visibly-moist soil in the project area and to ensure that dust does not leave the property.</p>	1, 2, 3, 4, 8, 9, 14, 19
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IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>AQ-3: 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.</p> <p>AQ - 4: All traffic onsite shall be restricted to a five (5) Mile Per Hour (MPH) speed limit.</p> <p>AQ -5: All diesel powered equipment shall meet the requirements of the State Air Toxic Control Measure for CI engines (stationary and portable).</p> <p>AQ -6: 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.</p>	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X			<p>See Response in Section III (a).</p> <p>Mitigation: implement MMs AQ-1 through AQ-6.</p>	1, 2, 3, 4, 8, 9, 14, 19
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			X		<p>The County of Lake is in attainment of state and federal ambient air quality standards. Less than Significant</p>	1, 2, 3, 4, 8, 9, 14, 19
d) Expose sensitive receptors to substantial pollutant concentrations?		X			<p>Sensitive receptors in the area include adjacent residents. As described in Section III (a) above, with implementation of mitigation measures air quality impacts are anticipated to be Less than Significant with the incorporated mitigations.</p> <p>Mitigation: Implement MMs AQ-1 through AQ-6.</p>	1, 2, 3, 4, 8, 9, 14, 19
e) Create objectionable odors affecting a substantial number of people?			X		<p>This project is not anticipated to generate odors that would affect a substantial number of people. Less than Significant.</p>	1, 2, 3, 4, 8, 9, 14, 19
IV. BIOLOGICAL RESOURCES <i>Would the project:</i>						
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		<p>A <i>Biological Assessment</i> was prepared by Synthesis Planning; dated May of 2018. The proposed project is situated approximately 4.9 miles southeast of the City of Kelseyville, California and approximately 4.3 miles to the City of Lower Lake. The purpose of the Biological Assessment is to provide technical information and to review the proposed study area and the potential impacts it may have on sensitive species. The proposed construction of the wireless telecommunication facility would permanently displace approximately 4,000 square feet of land (0.09 acres) which would be disturbed as a result of constructing the facility pad. Of the 3,250 square feet (0.07 acres) would occur within previously disturbed lands and 750 square feet (0.02 acres) would occur with Chaparral habitat.</p> <p style="text-align: center;">See Next Page for Aerial of Biological Study Area</p>	1, 2, 3, 4, 8, 9, 10, 12

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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Wetland and Waters of the U.S and State

A Delineation of Wetlands and Watercourses was completed by “Synthesis Planning Wetland Ecologist” during Marcy of 2018. According to “Synthesis Planning” they did not identify any intermittent streams, ponds, and/or wetlands with the proposed project site or buffer area.

Vegetation Communities:

According to the Biological report, there are two (2) vegetation community types observed within the study area. 1) Chaparral and 2) Ruderal Vegetation.

Chaparral was observed within portions of the proposed project site (expansions areas of existing access road) and throughout the project buffer area. The growth from Chaparral species vary from treelike (up to 10 feet) to prostrate. When mature, it is often impenetrable to large mammals. Its structure is affected by site quality, history of disturbance (such as fire(s), erosion, logging, etc.) and the influence of browsing animal.

Chaparral is characterized by evergreen species, however deciduous or partially deciduous species may also be present. Conifer and oak tress may also be present.

Wildlife Habitats

Wildlife habitat classifications for this report is based on the CA Department of Fish and wildlife Habitat Relationships Systems which places an emphasis on dominant vegetation, vegetation diversity and physiographic character is the habitat. As a plant and/or vegetation community is degraded by loss development and/or natural causes, it often results in a reduction of Wildlife Species diversity.

According to the Biological Assessment, the survey findings for the 32 target special-status plant species that had blooming periods during our surveys were negative. Therefore, no impact to those species are expected with the incorporated mitigations. However, since the survey were conducted outside of the blooming period for the remaining 25 special status species, it is uncertain if these species will occur within the proposed project site and buffer area.

Pallid Bat & Townsend Big eared Bats: According to the Biological

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>Assessment, no individual bat were observed during the biological surveys and no documented sightings of these species have been recorded within the project area.</p> <p><u>Critical habitat:</u> According to the Biological Assessment, no critical habitat was identified within the proposed project site or buffer area (USFWS 2018).</p> <p><u>Special Status natural Communities:</u> According to the Biological Assessment, no special status natural communities were identified within the proposed project site or buffer area during the file investigation.</p> <p>Less Than Significant with Mitigation Incorporation</p> <p>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.</p> <p><u>Mitigation Measures:</u></p> <p>BIO-1: Any ground disturbing activities that during the breeding season of migratory avian or raptor species (February through mid-September), applicant shall have a qualified biologist conduct surveys for active nests no more than ten (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 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 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 longer reliant upon the nest or parental care for survival.</p> <ul style="list-style-type: none"> - A Minimum no disturbance of 250 feet around active nest of non-listed bird species and a 250 foot no disturbance buffer around migratory birds. - A minimum no disturbance of 500 feet around activeness of non-listed raptor species. - A 0.5 (1/2 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 nest shall be continuously monitored to detect any behavioral changes as a result of project activities. If behavioral changes occur, the work causing these changes shall cease and the applicant shall contact the appropriate agencies (i.e. CA Dept. of Fish & Wildlife, US Fish and Wildlife Services) shall be consulted for additional avoidance and minimization measures. 	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>- <i>A variance for these “no disturbance buffers” may be implemented when there is compelling biological and/or ecological reasons. Variance from these buffers is advised to be supported by a qualified Wildlife biologist and the Ca Dept. of Fish & Wildlife and US Fish & Wildlife Services shall be notified in advanced of implementation of a no disturbance buffer.</i></p> <p>BIO-2: Prior to issuance of any permits, the applicant shall submit a <u>Best Management Plan (BMPs)</u> to the Community Development for review and approval. Said plan shall use best management practice to avoid debris cross contamination into drainages and other sensitive wildlife habitats.</p> <p>BIO-3: The applicant shall ensure all personnel working in the field, have completed an <u>Environmental Awareness Training</u>. Said training shall consist of a brief presentation in which a qualified biologist knowledgeable of the endangered species biology and legislative protection explain the endangered species concerns, including special plants status and sensitive wildlife species to ensure the protections of these species and their habitats.</p> <p>BIO-4: A qualified botanist will conduct pre-construction field surveys to identify any populations of special-status plant species within the proposed project site that will be disturbed during project activities. These surveys shall be conducted prior to the issuance of any permits and/or 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 and/or adjacent to the proposed disturbance area, the project applicant shall implement the following:</p> <p>- <i>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.</i></p> <p>BIO-5: Due to the potential for special species to occur, and/or move throughout the project area, the applicant shall have an <u>Onsite Biological Monitor</u> check the ground beneath all equipment and stored materials each morning prior to the commencement of work activities during ground disturbance and/or removal of existing vegetation.</p> <p>BIO-6: All piping and/or tubing greater than four (4) inches shall be sealed by the relevant contractor with tape at both ends to prevent animals from entering the piping when construction dos on occur.</p> <p>BIO-7: All trenching and/or similar excavations shall be backfilled the same day they are opened or have an exit ramp built into the excavation area(s) to allow species to escape safety.</p> <p>BIO-8: Applicant shall have project site boundaries clearly delineated by stakes and/o flagging to minimize inadvertent degradation and/or loss of adjacent habitat during project operations. Staff and/or contractors shall post signs and/or place fences around the project site to restrict access of vehicles and equipment un related to drilling operations.</p> <p>BIO-9: A Bat habitat shall be conducted by a qualified Biologist prior to</p>	

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>the issuance of any permits and/or commencement of constructing. If shrubs/tress removal be necessary, it shall only occur during seasonal period of bat activity, between March 1, (or when evening temperatures are above 45 degrees Fahrenheit and rainfall is less than ½ inch in a 24 hour period); and April 15, prior to parturition of pups. The next acceptable period of shrub/tree removal with suitable roosting habitat shall occur after pups become self-sufficiently Volant (September 1 through October 15), or prior to evenings temperatures dropping below 45 degrees Fahrenheit and onset of rainfall greater than ½ inch in 24 hours.</p> <p>BIO-10: A qualified botanist shall conduct a pre-construction field survey to identify any populations of special-status plant species within 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 special-status plants species with the potential to occur in the project area.</p> <p>- <i>If any special-status plant species populations are identified within or adjacent to the proposed disturbance area, the applicant shall have a qualified biologist clearly delineate the location of the plant population, install protective fencing between the disturbance zone and the plant population to ensure the protection of the plant species.</i></p> <p>BIO-11: When a special plant species occurs within the proposed disturbance zone, the applicant shall consult with CA Dept. of Fish & Wildlife and the US Fish & Wildlife Services to determine the appropriate measure to be taken in order to avoid and/or mitigate impacts to the species/populations which shall include adjusting the boundaries of the disturbance zone where feasible and the applicant shall implement one or more of the following: 1) Transplant potentially affected plants to areas not planned for disturbance. If plant is transplanted, applicant shall plant two (2) or more plants. Said transplants shall be managed and monitored by the applicant and shall survive for a minimum of five (5) years after planting; 2) Seeds and/or purchased plants shall be planted in an area adjacent to the distrained zone; 3) Applicant may purchase credits at an approved mitigation bank at a ratio approved by the CA Dept. of Fish & Wildlife, US Fish & Wildlife Services and the applicant.</p> <p>BIO-12: If any oak tree larger than five (5) inches in diameter at breast height (DBH) that are removed as part of the project shall be replanted/replaced at a ratio of three (3) to one (1) for each oak tree removed. Any replanted/replaced oak tree shall be monitored until permanently established in accordance.</p> <p>- <i>An <u>Oak Mitigation Plan</u> shall be submitted to the Community Development Department for review and approval. Said plan shall indicate size of tree and identify trees to be removed including a replanting schedule and take into account the current drought conditions and optimal time for replanting.</i></p>	
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			<p>The proposed cellular antenna site is developed with an existing single-family residence and accessory structures. According to the Biological Study, the parcel contains chaparral and ruderal vegetation. Project development would require minimal chaparral and vegetation removal for access improvements and site development. The project would have minimal adverse effects on any riparian habitat or other sensitive natural community. Less Than Significant with the Mitigation Incorporated.</p> <p>Mitigation: Implement MMs BIO1-1 through BIO-12.</p>	1, 2, 3, 4, 8, 9, 10, 12

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 federally protected wetlands as defined by Section 404 of the Clean Water Act (including, not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X			A Delineation of Wetlands and Watercourses was completed by "Synthesis Planning Wetland Ecologist" during Marcy of 2018. According to "Synthesis Planning" they did not identify any intermittent streams, ponds, and/or wetlands with the proposed project site or buffer area. Less Than Significant with the incorporated mitigations. Mitigation: Implement MMs BIO1-1 through BIO-12.	1, 2, 3, 4, 8, 9, 10, 12
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, vineyards, and agricultural buildings. The site is not a known migratory corridor, and development will not have an impact of wildlife movements in the area and no corridors have been defined around the project site. Impacts would be less than significant. Less Than Significant with the incorporated mitigations. Mitigation: Implement MMs BIO1-1 through BIO-12.	1, 2, 3, 4, 8, 9, 10, 12
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X			This project could result in the removal of oak trees for the access road improvements. According to Section 21083.4 of the California-Public Resources Code states that if a county determines that there may be a significant effect to oak woodlands; mitigation measures must be put in place in order to alleviate the impact created through the conversion of oak woodlands. Therefore, the applicant shall adhere to the following. Less Than Significant with the incorporated mitigations. Mitigation: Implement MMs BIO1-1 through BIO-12.	1, 2, 3, 4, 8, 9, 10, 12
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, 8, 9, 10, 12
V. CULTURAL RESOURCES <i>Would the project:</i>						
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?		X			A Cultural Resource Investigation/Survey was completed by Archaeological resource Technology on January 8, 2018. A records research was conducted t the Northwestern Information center (NWIC) of the California Historical Resource Information System (CHRIS) for the posed project. The purpose of the records search was to identify all previously cultural resource studies as required by Section 106 of the National Historic Preservation Act of 1966 and its implementation regulations 36 CFR Part 800. The result were negative, the project area had not been previously surveyed. When a site survey was conducted with photographic reconnaissance and it was determined the project area is located within a steep region above clear lake containing both Sedimentary and Metasedimentary geology. The site also consist of chaparral, with grasslands and blue Oak woodland within the vicinity. There were no nearby perennial streams. The result of the Cultural resource Survey, were negative. There are no known prehistoric or NR-eligible historic resources within or within 250 feet of the project area. Although the likelihood of uncovering cultural materials during construction is low. However, in keeping with CEQA Guidelines, if archaeological resources are uncovered during construction, work at the place of discovery should be halted	1, 2, 3, 4, 5, 11, 12

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					<p>immediately until a qualified archaeologist can evaluate the finds [§15064.5(f)]. Less Than Significant with the incorporated mitigations.</p> <p>Mitigation Measure: CUL-1: Should any archaeological, paleontological, or cultural materials be discovered during vineyard development, all activity shall be halted in the vicinity of the find(s), and a qualified archaeologist retained 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, they shall be treated in accordance with Public Resources Code Section 5097.98.</p>	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			See Response to Section V (a).	1, 2, 3, 4, 5, 11, 12
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X			See Response to Section V (a).	1, 2, 3, 4, 8, 9, 12
d) Disturb any human remains, including those interred outside of formal cemeteries?		X			See Response in Section V (b).	1, 2, 3, 4, 5, 11, 12
VI. GEOLOGY AND SOILS <i>Would the project:</i>						
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides? 			X		<p>Earthquake Faults, Seismic Ground Shaking and Seismic-Related Ground Failure, <u>including liquefaction</u>.</p> <p>Published geologic maps of the Project vicinity do not show active faults at the site. Review of the Alquist-Priolo Earthquake Fault Zone maps for the area surrounding the Project site "SHOWS" the Project site being located within or near a seismically active fault zone. The proposed project may expose people or structures to substantial adverse effects due to earthquakes, risks related to ground shaking, ground failure, or liquefaction.</p> <p><u>Landslides:</u> According to the Lawrence Livermore landslide map series for Lake County, 1979, the area is considered generally stable with a marginal landslide risk. The development of a telecommunication tower and access road would not result in an increased risk of landslides at this area.</p> <p>Project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post construction pollutants into the County storm drainage system. BMPs include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapter 29 of the Lake County Code. All post constructions BMPs shall be maintained for life of the project.</p> <p>Less Than Significant</p>	1, 2, 3, 4, 13, 14, 15, 16, 17, 18, 19, 20

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Result in substantial soil erosion or the loss of topsoil?			X		<p>Grading activities associated with project development have the potential to result in substantial 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:</p> <p>Soils at the Project site are derived from the volcanic geologic parent material and consist of the Sobrante-Hambright-Guenoc complex (30-50%), and the Sobrante-Collayomi-Whispering association (30-50%). These soils consist of slight to severe erosion potential. As provided for in the County grading ordinance, grading permit applications must provide site specific grading plans with accompanying erosion control plans that provide the means and methods for protection of soils from erosion. This is a standard regulatory permit condition in order to secure a grading permit. Implementation of the grading permit and applicable standards would result in actions that are less than significant for the project.</p> <p>A Grading Permit will be obtained, if required, and project design shall incorporate Best Management Practices (BMPs) to the maximum extent practicable to prevent or reduce discharge of all construction or post construction pollutants into the County storm drainage system. BMPs include scheduling of activities, erosion and sediment control, operation and maintenance procedures and other measures in accordance with Chapter 29 of the Lake County Code. Less than significant.</p>	1, 2, 3, 4, 13, 14, 15, 16, 17, 18, 19, 20
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		<p>The shrink-swell potential for the project soil type is moderate to severe. However, standard engineering design practices and compliance with current building codes and County grading permit requirements will result in a less than significant impact. Construction of the proposed antenna and access road would not increase risks to life or property and impacts would be less than significant. Less than Significant</p>	1, 2, 3, 4, 13, 14, 15, 16, 17, 18, 19, 20
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X		See Response in Section VI(c) above.	1, 2, 3, 4, 13, 14, 15, 16, 17, 18, 19, 20
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	<p>The existing single family residence is served by an existing onsite waste management systems. However, no septic tanks are proposed or needed for the project as proposed. No Impact</p>	1, 2, 3, 4, 13, 14, 15, 16, 17, 18, 19, 20
VII. GREENHOUSE GAS EMISSIONS <i>Would the project:</i>						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		<p>In general, greenhouse gas emissions from construction activities include the use of construction equipment, grading, landscaping, haul trucks, worker commute vehicles, and stationary equipment (such as generators, if any). Greenhouse gas emissions resulting from temporary grading and installation of antenna equipment would be negligible and would not result in a significant impact to the environment.</p> <p>As discussed in Section III (a) above, the project is not anticipated to result in a violation of any air quality standards. The small amount of greenhouse gasses emitted during operation (intermittent vehicle maintenance trips and generator usage during electrical power outages) would be minimal and temporary. Impacts related to greenhouse gas emissions from operation of the project would be less than significant.</p>	1, 2, 3, 4, 8, 9

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		As discussed in Section III above, this project is not anticipated to result in a violation of any air quality standards. In general, greenhouse gas emissions from construction activities include the use of construction equipment, grading, landscaping, haul trucks, worker commute vehicles, and stationary equipment (such as generators, if any). Greenhouse gas emissions resulting from temporary grading and installation of antenna equipment and the access road would be negligible and would not result in a significant impact to the environment. Once constructed, the small amount of greenhouse gasses emitted from periodic maintenance trips and during potential intermittent generator usage during electrical power outages can be expected to be minimal. Impacts would be less than significant.	1, 2, 3, 4, 8, 9
VIII. HAZARDS AND HAZARDOUS MATERIALS <i>Would the project:</i>						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		As proposed, there are no hazardous materials proposed for transport, use or disposal at this site. Routine construction materials will be transported and disposed of properly in accordance with all applicable regulations. Less than Significant The project shall comply with Section 41.7 of the Lake County Zoning Ordinance that specifies that all uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment.	1, 2, 3, 4, 5, 20, 24, 26, 38, 39
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		As proposed, the proposed project should not create a significant hazard to the public or the environment. Less than Significant	1, 2, 3, 4, 5, 20, 24, 26, 38, 39
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, 2, 3, 4, 5, 20, 24, 26, 38, 39
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, California Department of Toxic Substance, and Control State Resources Water Control Board. No Impact	1, 2, 3, 4, 5, 20, 23, 24, 24, 26, 38, 39

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 for people residing or working in the project area?				X	Project is not located within an airport land use plan or within two (2) miles of an airport. No Impact	1, 2, 3, 4, 5, 20, 22, 23, 24, 26, 38, 39
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X	Project is not located approximately two miles from a private airstrip. No impact identified. No Impact	1, 2, 3, 4, 5, 20, 22, 23, 24, 26, 38, 39
g) 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. The access road would be improved in compliance with all local and state emergency access requirements. Less than significant	1, 2, 3, 4, 20, 21, 22, 23, 24, 25
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X		The project site is located within the California Department of Forestry and Fire's (CALFIRE) State Responsibility Area and identified as being within a Very High Fire Hazard Severity Zone. The applicant shall adhere to all Federal, State and local requirements. Less than significant	1, 2, 3, 4, 20, 21, 22, 23, 24, 25, 26, 27
IX. HYDROLOGY AND WATER QUALITY <i>Would the project:</i>						
a) Violate any water quality standards or waste discharge requirements?				X	This project will not violate any water quality standards or waste discharge requirements. No Impact	1, 2, 3, 4, 5
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?)			X		As proposed, the project would not substantially deplete ground water supplies or interfere substantially with groundwater recharge. Less than significant In order to reduce impacts to water quality the permit holder shall protect all disturbed areas by applying BMPs, which may include the placement of straw, mulch, seeding, straw wattles, and silt fencing and planting of native vegetation on all disturbed areas to prevent erosion. All slopes shall be monitored and maintained by the permit holder to assure the success of the erosion control measures and revegetation. All disturbed areas shall be re-vegetated with native species consistent with fire safe practices and protected from erosion and storm-water runoff utilizing BMPs appropriate to the site conditions. Vegetation shall be maintained until permanent establishment is achieved.	1, 2, 3, 4, 5
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on-site or off-			X		As proposed, the project would not substantially deplete ground water supplies or interfere substantially with groundwater recharge. Less than significant The permit holder shall protect all disturbed areas by applying BMPs, which may include the placement of straw, mulch, seeding, straw wattles, and silt fencing and planting of native vegetation on all disturbed areas to prevent erosion. Therefore, proposed use would not substantially alter the existing drainage pattern of the site or area.	1, 2, 3, 4, 8, 9, 28, 29, 30

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
site?						
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?			X		See Response in Section VI (b)(c).	1, 2, 3, 4, 8, 9, 28, 29, 30
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			X		See Response in Section VI (b)(c).	1, 2, 3, 4, 8, 9, 28, 29, 30
f) Otherwise substantially degrade water quality?			X		See Response in Section VI (b)(c). With the implementation of BMPs the project would not substantially degrade water quality.	1, 2, 3, 4, 8, 9, 28, 29
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X	The project does not involve the construction of housing within the 100-year floodplain. No Impact	1, 2, 3, 4, 8, 9, 28, 29, 30
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X	The project does not propose to place any permanent structures within the 100-year floodplain. No Impact	1, 2, 3, 4, 8, 9, 28, 29, 30
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X	There is no levee or dam located within the project area that could induce flooding within the project area. No Impact	1, 2, 3, 4, 8, 9, 28, 29, 30
j) Inundation by seiche, tsunami, or mudflow?				X	The project site is not located in an area of potential inundation by seiche or tsunami. The soils at the project site are relatively stable; there is minimal potential to induce mudflows. No Impact	1, 2, 3, 4, 8, 9, 28, 29, 30
X. LAND USE AND PLANNING <i>Would the project:</i>						
a) Physically divide an established community?				X	As proposed, the project would not divide a community. No Impact	1, 2, 3, 4, 5
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan,			X		<u>Telecommunication Act of 1996</u> Federal and state laws pre-empt and limit local government with respect to decisions about telecommunication facility siting. The Telecommunication Act of 1996 allows local government some authority, but it quite clear that a local government can only regulate the design and location of telecommunication sites; i.e “the placement, construction and modifications of the facilities (Section 704 (a) General Authority)”.	1, 2, 3, 4, 5, 31

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?					<p><i>Section: 704. Facilities Siting; Radio Frequency Emission Standards.</i></p> <ul style="list-style-type: none"> (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.” <p>Nonetheless, this project does not conflict with the Lake County General Plan, the Lower Lake Area Plan (see applicable goals and policies below) and the Lake County Zoning Ordinance, which allows the construction of a cellular antenna facility on parcels zoned RL with the approval by the Planning Commission of a Major Use Permit (see Article 27.11, Table B) of the Zoning Ordinance).</p> <p><u>County of Lake General Plan (2008).</u> Section 5.7 - Communications Systems</p> <ul style="list-style-type: none"> <u>Goal PFS 7.1:</u> “To expand the use of information technology in order to increase the County’s economic competitiveness, develop more informed citizenry, and improve personal convenience for residents and businesses in the County” <u>Policy PFS 7.3: Siting of Telecommunication Infrastructure:</u> “To minimize the visual impact of the wireless communication facility, the County shall encourage the siting of telecommunications infrastructure to the meeting the following conditions”: <ol style="list-style-type: none"> 1. Located away from residential and open space areas, 2. When possible, are located on existing buildings, existing poles or other existing support structures; and; 3. Painted, camouflaged, textured, or otherwise designed to better integrate into existing conditions adjacent to the installation site. <p><u>Riverias Area Plan</u> The Riverias Area Plan (adopted on January 9, 2007) does discuss Communication and Energy Systems (Telephone, Television and Internet Services) but it does not regulate the placement of Communication Towers.</p> <p>The proposed 85 foot unmanned mono-pine antenna has been designed in an effort to camouflage within the surrounding landscape, away from residences (to the extent possible), and will offer co-location services, in compliance with the Lake County General Plan and Lake County Zoning Ordinance. A Major Use Permit shall be obtain for construction of the project. On February 1, 2018, the applicant has submitted a Major Use Permit Application, UP 18-01. Less than significant</p>	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?			X		The proposed project will not impact any of these special conservation areas, therefore, impacts would be less than significant .	1, 2, 3, 4
XI. MINERAL RESOURCES <i>Would the project:</i>						
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 proposed Project site is not identified as a source of mineral resources by the State of California. No impact	1, 2, 3, 4, 5, 31

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 Lake County Aggregate Resource Management Plan (November, 1992) does not identify the site as being a locally important mineral resource recovery site. No impact	1, 2, 3, 4, 5, 31
XII. NOISE <i>Would the project result in:</i>						
a) Exposure of persons to or generation of noise levels 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 grading and/or construction. However, compliance with local regulations will decrease these noise levels to an acceptable level. Per lake County Zoning Ordinance, the maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 10:00PM and 10:00PM to 7:00AM within residential areas at the property lines. In Addition, 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 requirement does not apply to night work (Section 21-41.11.12). Less than significant	1, 2, 3, 4, 5
b) Exposure of persons to or generation of groundborne vibration or groundborne noise levels?			X		The low level truck traffic needed for construction would create a minimal temporary amount of groundborne vibration that would not expose people to excessive groundborne noise; impacts would be less than significant. Less than significant	1, 2, 3, 4, 5
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X		No permanent increases in ambient noise levels will occur with this project. A small amount of infrequent noise could be anticipated if the proposed backup power generator is activated during any power outage or during generator testing, but these impacts would be temporary and less than significant . See Response to Section XII (a)	1, 2, 3, 4, 5
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X		See Response to Section XII (a) . During construction, a temporary increase in noise is expected. However, adherence to local noise regulations would reduce potential temporary noise impacts to less than significant .	1, 2, 3, 4, 5
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 expose people residing or working in the project area to excessive noise levels?				X	Project is not located within an airport land use plan or within two miles of a public airport. No impact	1, 2, 3, 4, 5, 21
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X	Project is not located in the vicinity of a private airstrip. No impact	1, 2, 3, 4, 5, 21

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
XIII. POPULATION AND HOUSING <i>Would the project:</i>						
a) Induce substantial 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 is not anticipated to induce population growth. No impact	1, 2, 3, 4, 5
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X	No housing would be displaced as a result of the project. No impact	1, 2, 3, 4, 5
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	No displacement of persons will occur as a result of this project. No impact	1, 2, 3, 4, 5
XIV. PUBLIC SERVICES <i>Would the project:</i>						
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 substantially increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation. The project will be designed and constructed in compliance with all fire codes, and as proposed, the Lake County Sheriff's Office and other local emergency services are in support of the project for public safety communications. The applicant shall adhere to all Federal, State and local requirements. Less than significant	1, 2, 3, 4, 5
XV. RECREATION <i>Would the project:</i>						
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 is an unmanned cellular antenna facility, which will not have any impacts on existing parks or other recreational facilities. No impact	1, 2, 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, 2, 3, 4, 5
XVI. TRANSPORTATION / TRAFFIC <i>Would the project:</i>						
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X		Currently, the project site is accessible from an existing 8 to 12- foot wide private dirt/gravel access easement/road located off of Mojave trail/Tenino Way (a County-maintained road). The existing access road/easement would be improved to minimum of a twenty (20) foot wide access easement pursuant to Article 71 (Communication Towers & Antennas); Section 71.8 (#13) "Access shall be provided to the communication tower and communication equipment building by means of a public street or easement to the public street. The easement shall be a minimum of 20 feet in width and shall be improved to a width of at least 10 feet with a dust free, all weather surface for its entire length. All road improvements shall comply with all Federal, State and local standards and/or requirements. The applicant shall obtain any required encroachment permits and/or approvals from the Lake County Department of Public Works. Less than significant	1, 2, 3, 4, 5, 6, 32, 33, 34, 35, 36
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X		See Section XVI (a) above. The access road improvements will comply with all local and state regulations. Once constructed, the cellular facility will be unmanned, only requiring periodic maintenance trips, which will not increase traffic counts or affect levels of service on any County roadways. Impacts to traffic and circulation would be less than significant.	1, 2, 3, 4, 5, 6, 32, 33, 34, 35, 36
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X	The project location is not located in the vicinity of any airfield. No impact	1, 2, 3, 4, 5, 6, 32, 33, 34, 35, 36
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X		The proposed access road improvements will meet all local and state standards. Therefore, it would not increase hazards at the project site. Less than significant	1, 2, 3, 4, 5, 6, 32, 33, 34, 35, 36
e) Result in inadequate emergency access?			X		The access road would be improved to meet all local and state emergency access requirements. Therefore impacts would be less than significant. Less than significant	1, 2, 3, 4, 5, 6, 32, 33, 34, 35, 36

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
f) Result in inadequate parking capacity?			X		Temporary equipment parking would be located within the easement. Once constructed, the only parking associated with the project would be the periodical maintenance or repair vehicles. All parking would be in compliance with all local and state standards. Impacts would be less than significant. Less than significant	1, 2, 3, 4, 5, 6, 32, 33, 34, 35, 36
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X		This project would not conflict with any alternative transportation policies in the County. Less than significant	1, 2, 3, 4, 5, 6, 32, 33, 34, 35, 36
XVII. TRIBAL CULTURAL RESOURCES <i>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:</i>						
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			See Response to Section V (a).	1, 2, 3, 4, 5, 11, 12
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			See Response to Section V (a).	1, 2, 3, 4, 5, 11, 12
XVIII. UTILITIES AND SERVICE SYSTEMS <i>Would the project:</i>						
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X	There would not be any wastewater treatment required as a result of this project. The project would not disturb more than one acre of soil nor is it a part of a larger common plan of development that in total disturbs more than one acre. No impact	1, 2, 3, 4, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	The project will not require any wastewater treatment. As such, there is no need for the construction of new wastewater treatment facilities or the expansion of existing facilities. No impact	1, 2, 3, 4, 5
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	The project would not require any new storm water facilities or the expansion of existing facilities. No impact	1, 2, 3, 4, 5
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X	The project would not require permanent water supplies. No impact	1, 2, 3, 4, 5
e) 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	No wastewater generation will occur as a component of this project as it is an unmanned cellular antenna facility. No impact	1, 2, 3, 4, 5
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X	The Lake County landfill has sufficient capacity to service all of Lake County for a number of years. This project would not generate a significant amount of waste at any time. No impact	1, 2, 3, 4, 5, 37
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X	See Response to Section XVIII (f)	1, 2, 3, 4, 5, 37
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE						
a) Does the project have the potential to 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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the		X			The project proposes a cellular antenna and access road improvements in a previously disturbed area. As proposed, this project is not anticipated to significantly impact habitat of fish or wildlife species or cultural resources with the incorporated mitigation measures described above. Less than significant with the incorporated mitigations	ALL

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
major periods of California history or prehistory?						
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, Biological Resources, Cultural and Tribal Cultural Resources, and Hydrology & Water Quality. 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. Less than significant with the incorporated mitigations	ALL
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			Implementation of the mitigation measures identified in each section as project conditions of approval would avoid or reduce potential impacts to less than significant levels and would not result in or cause substantially adverse effects on human beings, either directly or indirectly. Less than significant with the incorporated mitigations	ALL

** Impact Categories defined by CEQA

**Source List

1. Community Development Department Application, dated February 1, 2018
2. Architectural Plans Designed by Diamond Engineers Services for Horizon Tower, LLC (proposed 85 foot tall unmanned mono-pine communication facility), Dated May 9, 2018.
3. Rivera Area Plan (Adopted January 9, 2007)
4. Lake County General Plan
5. Lake County Zoning Ordinance
6. Department of Transportation’s Scenic Highway Mapping Program, (http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)
7. U.S.G.S. Topographic Maps
8. Lake County Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program
9. California Department of Fish and Wildlife California Natural Diversity Database
10. U.S. Fish and Wildlife Service National Wetlands Inventory
11. A Cultural Resources Investigation/Study for Horizon tower, LLC CA 4043 “Kelseyville”; 9475 Mojave Trail, Kelseyville; Lake County, California 95451 was completed on January 8, 2018.
12. Biological Resource Assessment (*CA 4043 Communication Tower Project; Lake County, California*) Prepared by: Synthesis Planning Dated May of 2018.
13. U.S.D.A. Lake County Soil Survey
14. Lake County Serpentine Soil mapping
15. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanics, Northern California, Miscellaneous Investigation Series, 1995
16. Official Alquist-Priolo Earthquake Fault Zone Maps for Lake County
17. Lawrence Livermore landslide map series for Lake County, 1979
18. Lake County Grading Ordinance

19. Lake County Natural Hazard Database
20. Lake County Hazardous Waste Management Plan, adopted 1989
21. Lake County Airport Land Use Compatibility Plan, adopted 1992
22. California Department of Toxic Substances Control Enviro-Store Database
23. State Water Resources Control Board Geotracker
24. Environmental Protection Agency Superfund Sites Mapped Search
25. Lake County Emergency Management Plan
26. Kelseyville Fire Protection District
27. California Department of Forestry and Fire Protection, fire hazard mapping
28. Central Valley Regional Water Quality Control Board Comments
29. Lake County Water Resources Department Comments
30. FEMA Flood Hazard Maps
31. Federal Communications Commission, Telecommunications Act of 1996
<https://www.fcc.gov/general/telecommunications-act-1996>
32. Lake County Aggregate Resource Management Plan, November 1992
33. Lake County Bicycle Plan
34. Lake County Transit for Bus Routes
35. Lake County Department of Public Works, Roads Division
36. Lake County Integrated Waste Management, Public Services Department
37. Lake County Department of Environmental Health
38. Lake County Air Quality Management District
39. Site Visit – July 20, 2018