



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Courthouse - 255 N. Forbes Street
Lakeport, California 95453

Telephone 707/263-2221 FAX 707/263-2225

ITEM 2

9:15 AM

JANUARY 14, 2016

STAFF REPORT

TO: Planning Commission

FROM: Richard Coel, Community Development Director
By Keith Gronendyke, Associate Planner

RE: Verizon Wireless cellular tower, UP 15-10, Initial Study 15-18, Supervisorial District 5

DATE: December 3, 2015

ATTACHMENTS:

1. Aerial map
2. Initial Study 15-18
3. Agency comments
4. Site plan, elevations, photo simulations and various project information
5. Proposed conditions

I. SUMMARY

The applicant is requesting approval of a major use permit to construct a new seventy-five foot tall monopole cellular antenna disguised as an evergreen tree, in order to increase cell carrier capacity. Twelve new eight foot tall panel type antennae, two six foot diameter microwave dishes and other assorted required equipment will be mounted on the mono-tree antenna, while various ground based equipment consisting of four equipment cabinets, a 30 KW diesel powered backup generator and a 132 gallon fuel tank will be located on concrete pads within a fifty foot by fifty foot lease area. A six foot tall chain link fence with brown colored privacy slats and topped by barbed wire is proposed to surround the entire lease area. A twenty-foot wide non-exclusive access easement to allow travel to the site is proposed to be located off Staheli Drive and along the properties southern boundary. Provisions have been made to allow for the future co-location of additional cellular antennae to be placed on the mono-tree by other wireless companies. The facility will be unmanned with only monthly visits by technicians for routine maintenance. Staff recommends approval.

II. SITE DESCRIPTION

Applicant: Applicant: Epic Wireless Group/Verizon Wireless 8700 Auburn Folsom Road Ste. 400, Granite Bay CA, 95746

Property Owner: Frank and Delores Maxwell, 2690 Bell Hill Road, Kelseyville CA 95451

Project Location: 5660 Staheli Drive, Kelseyville, Kelseyville Planning Area

EXHIBIT B

Verizon Wireless Use Permit UP 15-10, IS 15-18

A.P.N.: 008-050-22

General Plan: Rural Residential

Zoning: "RR-SC", Rural Residential-Scenic Combining District

Existing uses and improvements: The subject property is currently occupied by a single-family residence, two outbuildings and a pump house. There also is an unutilized walnut orchard on the property.

Surrounding Zoning and Land Use:

North: "SR" Suburban Reserve; single-family residence and vacant land

South: "A" Agricultural; single-family residence and vacant land

East: "SR" Suburban Reserve; single-family residence and vacant land

West: "SR" Suburban Reserve; multiple single-family residences

Parcel Size: ±17 acres

Topography: The subject parcel is relatively flat with a less than ten percent slope. There is a 1,435' elevation benchmark on the property

Vegetation: Open grasslands and brush with sparse tree cover and an untended walnut orchard.

Water Supply: None to the proposed project

Sewage Disposal: None to the proposed project

Natural Hazards: Non-wildland fire hazard area.

Fire Protection: Kelseyville Fire District

III. DISCUSSION

To broaden the existing cellular telephone coverage area in the Kelseyville area, to lessen the amount of dropped calls and to provide faster data speeds for wireless devices the project applicant is proposing the above noted facilities. One of the other reasons behind the applicant's proposal is to provide alternative communications options during a disaster, as the proposed project will have a back-up generator, which would supply power to allow cellular communications to continue.

Data provided by the applicant indicate that Verizon currently operates nine cellular antenna sites in Lake County with twelve more sites planned within the County, Lakeport and Clearlake.

Quite a few sites were selected in the approximately same location as this proposed site, but all were rejected for various reasons including:

Verizon Wireless Use Permit UP 15-10, IS 15-18

- 4410 Konocti Road, Kelseyville is located .50 miles northeast of the proposed site. Reason rejected was the property owner was not interested in allowing a cellular antenna to be placed on this property
- 5560 Live Oak Drive, Kelseyville is located .39 miles northeast of the proposed site. Reason this site rejected was the rental occupant was not interested in allowing a cellular antenna to be placed on this property.
- 5575 7th Street, Kelseyville is located .22 miles east of the proposed site. Reason this site was rejected was the motel manager suggested he could not support the use of the property as a cellular antenna site and there was a lack of adequate ground space.

Land use

This project must be found to be consistent with the Lake County General Plan, the Kelseyville Area Plan and the Zoning Ordinance.

The Lake County General Plan Policy PFS-7.3 ***Siting of Telecommunications Infrastructure*** stipulates that visual impacts of wireless telecommunications facilities shall be minimized to the greatest extent possible and:

- *Located away from residential and open space areas;*
- *When possible, are located on existing buildings, existing poles or other existing support structures; and*
- *Painted, camouflaged, textured or otherwise designed to better integrate into existing conditions adjacent to the installation site.*

The proposed facility would not be located away from residences, as there is a small subdivision of houses to the west and an undeveloped subdivision to the north. It also will not be located away from open space areas, as surrounding properties to the east and south are sparsely developed with mostly open space surrounding them. Additionally, it is not possible to place the structure, or a similar one, on existing buildings, poles or other structures. The proposed site is on an approximately seventeen-acre parcel and on the southeast corner least likely to interfere with neighboring residences. In addition, any possible commercial structure that would be tall enough to be of use to the applicant would most likely be located in Kelseyville proper, which is too far away from the area that is having coverage issues. The proposed facility is to be designed as a stealth antenna with an evergreen pine tree design and conditioned to be painted with earth toned non-reflective paint, including the pole. This will blend in with the existing vegetation as much as could be possibly be currently designed. While the project site does not meet all of the criteria of the General Plan Policy PFS-7.3, there are legitimate reasons, as stated above on why the proposal should still be found to be consistent with the Lake County General Plan and located on the proposed project site

Policy 5.1c-2 of the Kelseyville Area Plan states:

"Development shall be encouraged on non-prime agricultural soils within or contiguous to existing development and services in the Kelseyville Community Development Area."

The soil on the project site is classified as non-prime agricultural soils. As such, this development is consistent with the above noted policy of the Kelseyville Area Plan.

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One of the stated goals of the Highway Commercial section of the Design Guidelines in the Kelseyville Area Plan states:

"To provide necessary services for the traveling public and to provide adequate services for residents in the general area of the facilities."

While the subject parcel is not located along State Highway 29, the antenna site is only approximately 900 feet south of the Highway 29 right-of-way. The proposed antenna will support the above noted goal in that it will provide an important communications service for travelers and residents by filling in an existing gap in cell phone coverage in this vicinity. Therefore, this proposal is consistent with the highlighted goal of the Kelseyville Area Plan.

Section 27.11 of the Lake County Zoning Ordinance allows telecommunications facilities to be established on lands zoned "RR" with the approval of a Major Use Permit. The applicant has applied for a Major Use Permit as outlined in this staff report. With approval of a Major Use Permit, this project is thus consistent with the Lake County Zoning Ordinance.

Current County cell tower development and design discussion

Currently, staff is processing three other cellular antenna applications in Lake County, while the City of Lakeport just recently denied a Verizon application to construct a seventy-two foot tall cellular antenna that also was slated to be disguised as a mono-pine design. In July of this year, the city of Clearlake approved a seventy-foot tall cellular antenna, which also is to be disguised as a mono-pine design. The designs of the three county applications pending from Verizon vary with a mono-pine, a proposal in Lucerne resembling a broad leaf type of tree, and in Lower Lake another mono-pine. Due to staff's reservations over having too many cellular antennae with the same disguised look, Verizon has indicated that they could re-design the Lower Lake facility to also be of a broad leaf type of tree. As noted earlier, Verizon is anticipating that twelve additional cellular antenna cites are to be installed in Lake County and/or the two incorporated cities. A check of the Community Development Department's records for cellular antenna applications since 2000 show that there are currently eleven mono-pole cellular antennae, two of which are mono-tree antennae, two lattice type antennae and one antenna disguised as a water tower in Lake County.

Staff feels that, while a disguised antenna design is preferable to a basic lattice or pole type construction with various antennae visible from all aspects, a greater variety of disguises should be explored. Other disguises that would be compatible with locations within Lake County could include Flagpoles, water towers with the antennae within the faux water tank, church steeples again with the antennae located within the structure, or even sculptural art. Having disguised antennas are preferable, but having all the camouflaged antenna's in the same mono-pine designs defeats the purpose.

Cultural Resources and environmental discussion

A Cultural Resources study identified no cultural resources on this site. If resources are encountered during excavation, demolition and construction, all activity in the vicinity should be halted and a qualified archeologist shall be consulted to evaluate the situation and recommend mitigation measures.

The California Natural Diversity Data Base indicates that one plant species could be located at the project site, but due to the lack of wetlands or vernal pools, along with the prior disturbance of the project site, the possibility of the indicated species being found is very low with a less than significant impact. The US Department of the Interior, Fish and Wildlife Service has not delineated any wetlands on this site. This proposal will result in additional commercial

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development and an incremental reduction in wildlife habitat. Therefore, this project will be subject to the State Fish and Wildlife fee. This fee must be paid within 30 days of Planning Commission approval.

IV. USE PERMIT FINDINGS

The Planning Commission may only approve or conditionally approve a major use permit if all of the following findings of Code Section 21-51.4 (a) are made:

1. *That the establishment, maintenance, or operation of the use applied for will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or be detrimental to property and improvements in the neighborhood or the general welfare of the County.*

The establishment of a telecommunications facility in and of itself will not be detrimental to the general public. Its location and conditions of approval will mitigate any impacts to less than significant levels. As such, the project will not be detrimental to the health, safety or welfare of surrounding property owners.

2. *That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.*

The project site is approximately 17 acres while the total project footprint where the tower and ancillary structures are to be located is approximately 2,500 square feet. The new access road, which will be constructed off of the existing driveway will provide access to the cell tower site. Given the property size of 17 acres, the project site is sufficient to accommodate all of the proposed physical improvements.

3. *That the streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the specific proposed use.*

As conditioned, all existing and proposed roadways will adequately accommodate the proposed use.

4. *That there are adequate public or private services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project.*

The project site is served by the Lake County Sheriff's Department for law enforcement and the Kelseyville Protection District for fire suppression needs. The site will not have water or sewage disposal facilities. There are adequate public services available as needed to serve the project.

5. *That the project is in conformance with the applicable provisions and policies of this Code, the General Plan and any approved zoning or land use plan.*

As detailed previously in this report, the project is in conformance with the Lake County General Plan, the Kelseyville Area Plan and the Lake County Zoning Ordinance.

Verizon Wireless Use Permit UP 15-10, IS 15-18

6. *That no violation of Chapters 5, 17, 21, 23 or 26 of the Lake County Code currently exists on the property, unless the purpose of the permit is to correct the violation, or the permit relates to a portion of the property which is sufficiently separate and apart from the portion of the property in violation so as not to be affected by the violation from a public health, safety or general welfare basis.*

Current County records do not indicate that there are any violations of the Lake County Code existing on the property.

V. RECOMMENDATION

Staff recommends that the Planning Commission:

- A. Adopt a Mitigated Negative Declaration, based on Initial Study 15-18, for UP 15-10 with the following findings:
 1. This project is consistent with land uses in the vicinity.
 2. This project is consistent with the Lake County General Plan, the Kelseyville Area Plan and the Zoning Ordinance.
 3. As mitigated, this project will not result in any significant adverse environmental impacts.
 4. This project does not qualify for the 'No Effect Determination,' and is subject to the state Fish and Wildlife mitigation fee.
- B. Approve UP 15-10 subject to the conditions listed in Attachment 4 and with the following findings:
 1. That the establishment, maintenance, or operation of the use applied for will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or be detrimental to property and improvements in the neighborhood or the general welfare of the County.
 2. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.
 3. That the streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the specific proposed use.
 4. That there are adequate public or private services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project.
 5. That the project is in conformance with the applicable provisions and policies of the Zoning Ordinance, Kelseyville Area Plan and the General Plan.
 6. That no violation of Chapters 5, 17, 21, 23 or 26 of the Lake County Code currently exists on the property, unless the purpose of the permit is to correct the violation, or the permit relates to a portion of the property which is sufficiently separate and apart from the portion of the property in violation so as not to be affected by the violation from a public health, safety or general welfare basis.

Verizon Wireless Use Permit UP 15-10, IS 15-18

7. This project will not result in any significant environmental impacts with the recommended mitigations incorporated. A mitigated negative declaration has been adopted.

Sample Motions:

Adoption of Mitigated Negative Declaration

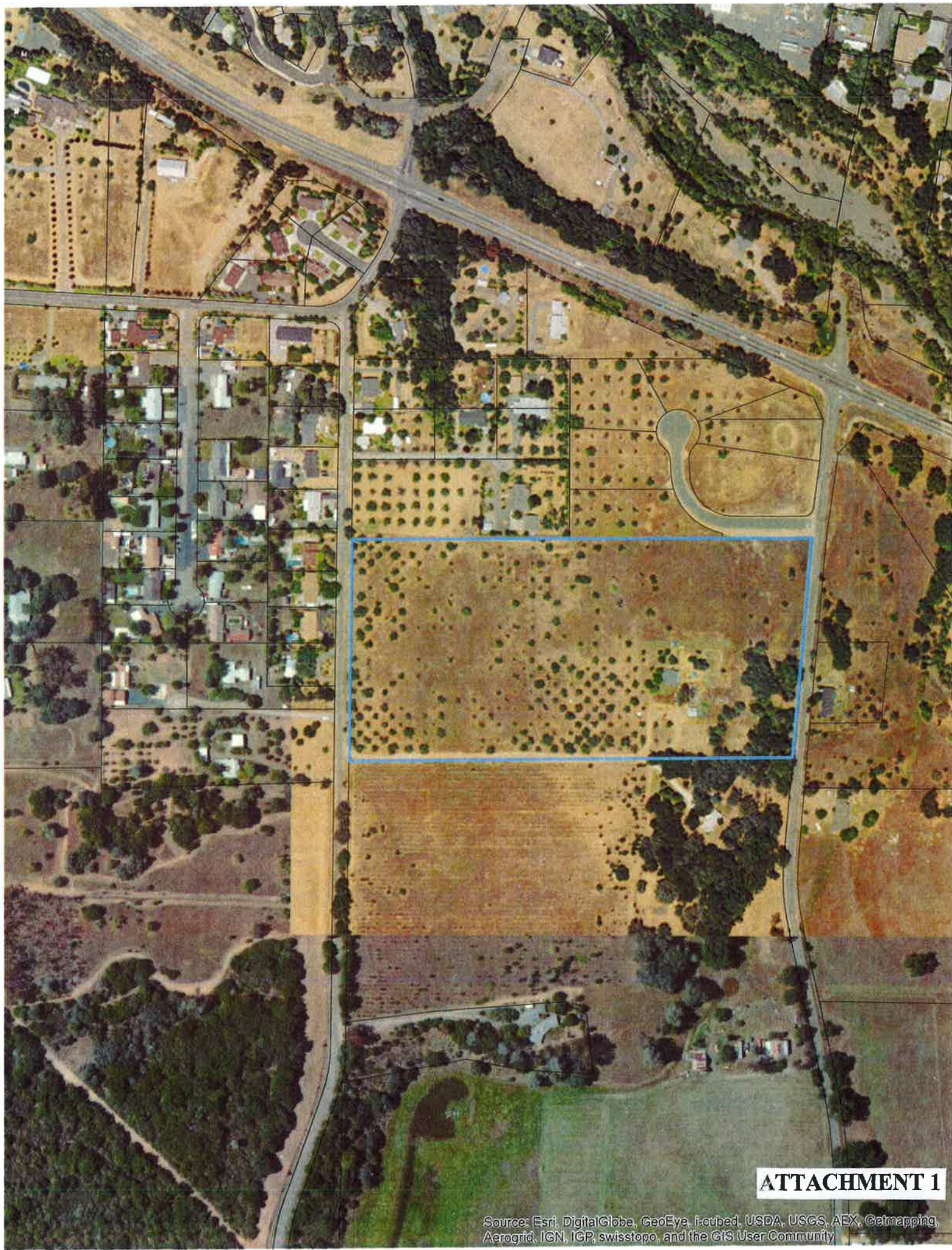
I move that the Planning Commission find that, on the basis of the Initial Study No. 15-18 and the mitigation measures that have been added to the project, the use permit applied for by Verizon Wireless will not have a significant effect on the environment and, therefore, adopt the mitigated negative declaration with the findings listed in the staff report dated December 3, 2015.

Use Permit Approval

I move that the Planning Commission find that Use Permit UP 15-10 to construct a new seventy-five foot tall monopole cellular antenna disguised as an evergreen tree for the installation of twelve new eight foot tall panel type antennae, two six foot diameter microwave dishes and other assorted required equipment applied for by Verizon Wireless on property located at 5660 Staheli Drive, Kelseyville does meet the requirements of Section 51.4 of the Lake County Zoning Ordinance and grant the Major Use Permit subject to the conditions and with the findings listed in the staff report dated December 3, 2015.

NOTE: The applicant or any interested person is reminded that the Zoning Ordinance provides for a seven (7)-calendar day appeal period. If there is a disagreement with the Planning Commission, an appeal to the Board of Supervisors may be filed. The appropriate forms and applicable fee must be submitted prior to 5:00 p.m. on or before the seventh calendar day following the Commission's final determination.

Reviewed by:  _____



ATTACHMENT 1

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
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Lakeport, California 95453
Telephone 707/263-2221 FAX 707/263-2225

December 2, 2015

California Environmental Quality Act

INITIAL STUDY IS 15-18

ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Epic Wireless Group/Verizon Wireless
2. **Permit Number:** Use Permit UP 15-10
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:** Keith Gronendyke, Associate Planner (707) 263-2221
5. **Project Location:** 5660 Staheli Drive, Kelseyville CA, 95451, APN 008-050-22
6. **Project Sponsor's Name and Address:** Epic WirelessGroup/Verizon Wireless 8700 Auburn
Folsom Road Ste. 400 Granite Bay CA 95746
7. **General Plan Designation:** Rural Residential
8. **Zoning:** "RR-SC" Rural Residential-Scenic Combining Overlay

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).**

Verizon Wireless is requesting a use permit to allow installation of a new seventy-five foot tall metal composition telecommunications tower disguised as an evergreen type tree to expand their wireless communications service area. The new mono-tree antenna will be located in the southwest corner of an approximately seventeen-acre privately owned property on the east side of Staheli Drive in Kelseyville.. There is a single-family residence along with two sheds on the property. A 50' x 50' lease area is proposed to be established for use by Verizon Wireless. There is a 1,435' elevation benchmark on the property. The mono-tree tower will be visible from surrounding roadways and will serve travelers in the Kelseyville area with wireless cell phone service.

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

This project is located south of State Highway 29 and southeast of the unincorporated community of Kelseyville. The site vegetation consists of brush and oak trees and seasonal grasses. Other surrounding properties consist of rural uses for grazing and residential.

11. **Other public agencies whose approval is required (e.g., Permits, financing approval, or participation agreement.)** None.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☒ Aesthetics	Hazards & Hazardous Materials	Public Services
Agriculture Resources	Hydrology / Water Quality	Recreation
Air Quality	Land Use / Planning	Transportation / Traffic
Biological Resources	Mineral Resources	Utilities / Service Systems
Cultural Resources	☒ Noise	Mandatory Findings of Significance
Geology / Soils	Population / Housing	

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.

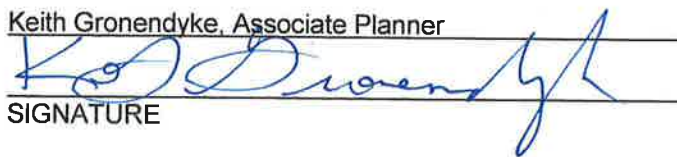
I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

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:

Keith Gronendyke, Associate Planner


SIGNATURE

Date: 12-2-15

Richard Coel, 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, 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 that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

KEY: 1 = Potentially Significant Impact
2 = Less Than Significant with Mitigation Incorporation
3 = Less Than Significant Impact
4 = No Impact

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
I. AESTHETICS						
<i>Would the project:</i>						
a) Have a substantial adverse effect on a scenic vista?			X		The project site is elevated above State Highway 29, which is approximately 900 feet to the north. Staheli Drive and Kelsey Creek Drive front the project site on the west and east property lines respectively. If the design of the tower was of a conventional ladder type construction, it could be anticipated that substantial adverse effects would be introduced to surrounding property owners and travelers along the above noted roadways. With the project design being a mono-tree design, any impacts to a scenic vista are mitigated to a less than significant level. Less than significant	4, 5
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X	Highway 29 is not officially designated as a state scenic highway. No impact.	1, 28
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X		With the design of the antenna being a mono-tree evergreen construction, which will blend in with the surrounding landscape much more than a conventionally constructed and designed cellular antenna, the impacts to the existing visual character or quality of the site and its surroundings will be mitigated. Less than significant.	4, 5
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X			Use permit conditions will be implemented that require the antennae placed on the mono-tree be shielded from view by the "branches" of the mono-tree. In addition, non-glare paints shall be required to be used on the structure. Less than significant with mitigation.	4, 43
II. AGRICULTURE 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.</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 project as proposed will not impact prime farmland. Uses surrounding the site include limited agricultural and it is not adjacent to prime farmland. No impact.	5, 9
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	The project as proposed will not impact agricultural uses or Williamson Act contracts. Uses surrounding the site include limited agricultural and residential. No impact.	4, 5, 9
c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X	No conversion of farmland will occur because of this project. The site on which the antenna will be placed has the remains of a walnut orchard, but it appears that the orchard has not been utilized as an income crop is quite some time. The site is overgrown with tall grasses and there is a collection of debris. No impact.	4
III. AIR QUALITY						
<i>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.</i>						
<i>Would the project::</i>						
a) Conflict with or obstruct implementation of the applicable air quality plan?			X		This project is proposed to be served by a twenty-foot wide non-exclusive access easement off of Staheli Drive, a paved, County-maintained road. One or two vehicle trips per month are anticipated to be generated by this project. Required mitigations include dust	1, 4, 10, 43

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
					palliatives during construction and during ongoing uses. Less than significant.	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X		Required mitigations include dust palliatives during construction and during ongoing uses. Less than significant.	1, 4, 10, 43
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	The County of Lake is in attainment of state and federal ambient air quality standards. No impact.	1, 10
d) Expose sensitive receptors to substantial pollutant concentrations?			X		This project will contribute insignificant amounts of dust into the atmosphere. Required mitigations include dust palliatives during construction and during ongoing uses. Less than significant.	10, 43
e) Create objectionable odors affecting a substantial number of people?				X	This project is not anticipated to generate any odors. No impact.	4
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		A review of the California Natural Diversity Database (CNDDB) indicates that one plant species (<i>Pogogyne Douglasii</i>) may be located at the project site. The following information is specific to the plant. <i>Pogogyne Douglasii</i> is a species of flowering plant in the mint family known by the common names Douglas' mesamint and Douglas' beardstyle. The plant is endemic to central California, where it grows in vernal pools and similar grassland habitats in the coastal and interior California Coast Ranges, Sierra Nevada foothills, and the Central Valley. An aerial view of the project site along with site-specific photographs and review of the wetlands maps of properties within Lake County indicate that there are no wetlands or vernal pools in the project vicinity. The project site has been disturbed by the property owner and is currently covered by debris. As such, the site area is not conducive to being habitat for the <i>Pogogyne Douglasii</i> plant species. Less than significant.	5, 13, 38
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 Wildlife or U.S. Fish and Wildlife Service?				X	No riparian habitats or sensitive plant communities are known to be within the project area. No impact.	5, 39
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	No wetlands have been identified in the project area. No impact.	5, 39
d) Interfere substantially with the			X		The limited size of the project area will not have an impact on fish	1, 5, 13

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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?					or wildlife. Additionally, there are no recorded wildlife corridors or native wildlife nursery sites on the project property. Less than significant.	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X	The County of Lake does not have a tree preservation ordinance. No impact.	1, 2, 3
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
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		An archaeological study was completed by the project applicant. This study did not find the presence of any significant pre-contact and/or historical archaeological resources. As such the study recommended that a "no historic properties" finding be made. Use permit conditions require that if resources are encountered, that work shall be halted and a qualified professional evaluate mitigations. Less than significant.	15
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?			X		See V(a). Above. Use permit conditions require that if resources are encountered, that work shall be halted and a qualified professional evaluate mitigations. Less than significant.	15, 43
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		A check of the list of known paleontological sites in the State of California did not list the project site as having any such resources. If paleontological resources are encountered, the applicant shall be required to provide mitigations. Less than significant	40
d) Disturb any human remains, including those interred outside of formal cemeteries?			X		In the remote possibility that human remains are discovered, the applicant will be required to halt construction and provide appropriate mitigations. Less than significant.	43
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: b) 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.			X		i) No Alquist-Priolo mapping has been completed for this area. This site will be unmanned with only periodic maintenance visits required. Less than significant. ii) See VI above. Less than significant iii) The soil type as shown in VI(b) below is not subject to liquefaction, nor will the project be constructed on fill materials. Less than significant.	1, 2, 16

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?					iv) This site is under 10% slope with low probability of landslide hazards. Less than significant.	
b) Result in substantial soil erosion or the loss of topsoil?			X		The USDA Soil Survey for Lake County identifies the soils in this area as Forberville Loam 2 to 5 percent slopes (#132) on the west side of the property and Forberville Loam 5 to 15 percent slopes (#133) on the east side of the property. The small amount of grading that will be required as part of this project will not amount to a substantial loss of topsoil. Additionally, given the relatively flat topography of the site and the fact that the soil type is not prone to erosion, soil erosion will not be an impact. Less than significant.	4, 8
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X		The slopes of this site are less than 10% and not identified as having particular landslide hazards. The minimal nature of the project is not expected to significantly contribute to geologic hazards. Less than significant.	4, 5, 8
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		The loam soils on this site are known as expansive soils with a high shrink-swell potential. During the building permit phase of the project this issue will be addressed by the County of Lake's Building Division if it is determined to be an issue. Less than significant.	8
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X	Not applicable. No sewage disposal proposed. No impact.	4
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		The small amount of greenhouse gasses emitted during intermittent generator usage during electrical power outages can be expected to be minimal. Less than significant.	4
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		See VII above.	4

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
VII. HAZARDS AND HAZARDOUS MATERIALS B						
<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	No hazardous materials proposed for transport, use or disposal at this site. No impact.	4
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	No hazardous materials proposed for use at this site. No impact.	4
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	No hazardous materials proposed for use at this site. No schools present within ¼ mile. No impact.	4, 5
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	A review of the California Envirostor website indicates that the project's location is not a hazardous materials site. No impact.	41
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	The project site is not within an airport land use plan and is located approximately three miles from the nearest county airport (Lampson Airport) and this is an unmanned site. No impact.	1, 2, 5,
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	Not applicable. Not within a private airport and this is an unmanned site. No impact.	1, 2, 4, 5
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X	This communications facility will assist with emergency response as this area has poor cell service at this time. No impact.	1, 2
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	This site will not increase the public's risk to damage from a wildland fire. The project site is located within a non-wildland fire zone. No impact.	4, 5, 22
VIII. HYDROLOGY AND WATER QUALITY						
<i>Would the project:</i>						
a) Violate any water quality standards or waste discharge requirements?				X	The project will not have any water service to facilitate its operation. No impact.	4
b) Substantially deplete				X	See VIII (a) above. No impact.	4

[illegible]

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
a) Physically divide an established community?				X	A cellular antenna facility will not divide an established community. No impact.	1, 2
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, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X	This project is consistent with the Lake County General Plan, the Kelseyville Area Plan and the Lake County Zoning Ordinance, which allows the construction of a cellular antenna facility on RR zoned properties with the approval by the Planning Commission of a Major Use Permit. No impact.	1, 2, 3
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X	The project site is not encumbered by a habitat conservation plan or a natural community conservation plan. No impact.	1, 2
X. 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 Lake County Aggregate Resource Management Plan does not identify a source of minerals at this site. No impact.	1, 2, 26
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X	The County of Lake's General Plan, the Kelseyville Area Plan nor the Lake County Aggregate Resource Management Plan designates the project site as being a locally important mineral resource recovery site. No impact.	1, 2, 26
XI. 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. Mitigation measures will decrease these noise levels to an acceptable level. Less than significant.	3, 4, 43
b) Exposure of persons to or generation of ground borne vibration or ground borne noise levels?		X			See XI(a). Less than significant.	3, 4, 43
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 not be significant or long lasting. Less than significant.	4
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X			During construction, a temporary increase in noise is expected. Mitigation measures have been incorporated that will limit the short-term impacts of noise associated with the project. Less than significant.	4, 43
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	This project's location is not located within an airport land use plan. Additionally, the project site is approximately three miles from the nearest local airport (Lampson Field). No impact.	1, 2, 4, 21
f) For a project within the vicinity				X	There are no private airstrips in the vicinity of the project site. No	1, 2, 4, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?					impact.	
XII. 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	This infrastructure improvement will not have a substantial impact on population growth. No impact.	1, 2, 4
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X	No housing will be displaced by this project. No impact.	1, 2, 4
c) Displace substantial numbers of people, necessitating the construction of replacement?				X	No displacement of persons will occur as a result of this project. No impact.	4
XIII. 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: b) Fire Protection? Police Protection? Schools? Parks? Other Public Facilities?				X	a) The project will not adversely impact or necessitate the construction of new government facilities. No impact. c) There will not be a need to increase fire or police protection, schools, parks or other public facilities as a result of the project's implementation. No impact.	1, 2, 4
XIV. 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, 4
b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the				X	This project will not necessitate the construction or expansion of any recreational facilities. No impact.	1, 2, 4

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
environment?						
XV. TRANSPORTATION / TRAFFIC <i>Would the project:</i>						
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X		A minimal increase in traffic is anticipated due to construction, repairs, and monthly maintenance at the site, but the increase will not be substantial. Less than significant	1, 2, 4
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X	This project is an unmanned cellular facility, which will not increase traffic counts or affect levels of service on any county roadways. No impact.	1, 2, 4
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 approximately three miles east of the County of Lake's airport facilities (Lampson Field). The seventy-five foot height of the structure, along with the distance to the airport facilities is well below any flight path altitude an aircraft would be at the project site. No impact.	1, 2, 21
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X	No roadway design features would increase hazards at the project site. A twenty-foot wide easement is shown as being constructed along the south property line of the subject property. A slight curve to the north is shown at the terminus of the easement in order to access the facilities. The site is not being utilized for farming practices and access to the facility will be limited. No impact.	4
e) Result in inadequate emergency access?				X	Emergency access would be along the new easement that is to be constructed from a county maintained roadway. No impact.	4, 5
f) Result in inadequate parking capacity?				X	The only parking associated with the project will be the periodical maintenance or repair vehicles. There is adequate parking available along the proposed easement in front of the equipment area as shown on the application's site plan. No impact.	4
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X	This project will not conflict with any alternative transportation policies in the county. No impact.	1, 2, 4
XVI. UTILITIES AND SERVICE SYSTEMS B <i>Would the project:</i>						
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X	There will not be any wastewater treatment required as a result of this project. The project will 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.	4
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.	4
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	There are no existing stormwater drainage facilities at the project site. Therefore, this project will not require any new storm water facilities or the expansion of existing facilities. No impact.	1, 2, 4, 5

IMPACT CATEGORIES*	1	2	3	4	All determinations need explanation. Reference to documentation, sources, notes and correspondence.	Source Number**
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 will not require water supplies. No impact.	4
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.	4
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X	The Lake County landfill site in Clearlake has more than 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.	4, 37
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X	See XVI(f). No impact.	4, 37
XVII. 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 major periods of California history or prehistory?			X		While there was one plant species (<i>Pogogyne Douglasii</i>) that could possibly exist on the project's location, the lack of a perennial water source, such as vernal pools or wetlands diminishes the possibility. No structures will be demolished to construct this project. Less than significant.	1, 2, 4, 5, 13, 36, 38
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		The current project of a mono-tree design for a cellular antenna can be considered cumulatively considerable as the company applying for this project also is applying for other mono-tree designed cellular antenna projects in other parts of Lake County as well as in the two incorporated cities in Lake County. Although, given the wide distance between the proposed facilities, along with the possibility of alternate designs for cellular antenna facilities currently available, and that are being encouraged by this project's applicant to implement, will limit the impacts of these facilities. Less than significant.	4, 44
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			X		The limited size and scope of this project will not cause or create significant adverse environmental effects to the environment. All potentially significant effects, as noted in this initial study document have been mitigated to a less than significant level with project conditions of approval that will remain in effect for the life of the project. Less than significant.	4, 43, 44

Source List

1. Lake County General Plan
2. Kelseyville Area Plan
3. Lake County Zoning Ordinance
4. Community Development Department Application, UP 15-10
5. Lake County GIS data and mapping
6. U.S.G.S. Topographic Maps
7. California Historical Resources Information System
8. U.S.D.A. Lake County Soil Survey
9. Lake County Important Farmland 2000 map, California Department of Conservation Farmland Mapping and Monitoring Program
10. Lake County Air Quality Management District
11. U.S.D.A. Natural Resources Conservation Service
12. Lake County Serpentine Soil mapping
13. California Natural Diversity Database
14. U.S. Army Corps of Engineers
15. Site specific historical resources survey
16. Official Alquist Priolo Earthquake Fault Zone maps for Lake County
17. U.S.G.S. Geologic Map and Structure Sections of the Clear Lake Volcanics, Northern California, Miscellaneous Investigation Series, 1995
18. Landslide Hazards in the Eastern Clear Lake Area, Lake County, California,
19. Lake County Emergency Management Plan
20. Lake County Hazardous Waste Management Plan, adopted 1989
21. Lake County Airport Land Use Compatibility Plan, adopted 1992
22. California Department of Forestry and Fire Protection, fire hazard mapping
23. National Pollution Discharge Elimination System (NPDES)
24. Hydrologic Studies
25. FEMA flood hazard maps
26. Lake County Aggregate Resource Management Plan
27. Lake County Department of Public Works, Roads Division
28. California Department of Transportation
29. Lake County Bicycle Plan
30. Lake County Transit for Bus Routes
31. Kelseyville Fire District
32. California Regional Water Quality Control Board
33. Lake County Environmental Health Division
34. Lake County Special Districts
35. Lake County Grading Ordinance
36. Lake County Natural Hazard database
37. Lake County Countywide Integrated Waste Management Plan and Siting Element, 1996
38. https://en.wikipedia.org/wiki/Pogogyne_douglasii
39. Wetlands inventory maps
40. http://berkeleymapper.berkeley.edu/index.html?ViewResults=join&configfile=http://ucmpdb.berkeley.edu/maps/ucmp2_public.xml&sourcename=UCMP+specimen+search&tabfile=http://ucmpdb.berkeley.edu/tmpfiles/469138.xls
41. http://www.envirostor.dtsc.ca.gov/public/search.asp?cmd=search&reporttype=CORTESE&site_type=CSITES_OPEN,FUDS,CLOSE&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST
42. Northern California Regional Water Quality Control Board comments
43. Use Permit Conditions
44. Lake County Community Development Department

ATTACHMENT 3

AGENCY COMMENTS

Verizon Wireless Use Permit, UP 15-10

California Historical Resources Information System: See attached comments dated June 18, 2015.

County of Lake Air Quality Management District: See attached comments dated June 22, 2015.

County of Lake Surveyor: “My only comment is to make sure the structure stays within the property lines and any setbacks that may apply. I’m assuming Verizon will be entering into a lease agreement with the property owner, which may require the recording of a map showing the site. Finally, Verizon should check to see if their frequency will be in conflict with the frequencies used for GPS by our local surveyors.”

California Central Valley Regional Water Quality Control Board: See attached comments dated June 18, 2015.

Middletown Rancheria Tribal Historic Preservation Department: See attached comments dated June 8, 2015.

County of Lake Building Division: “Need all construction documents.”

Lake County Agricultural Commissioner: “I have no comment at this time.”

Department of Public Works, Roads Division: “The existing driveway encroachment at Staheli Drive will need to be improved to current encroachment standards. An encroachment permit will be required by D.P.W.”

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE

HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO

SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
<http://www.sonoma.edu/nwic>

June 11, 2015

File No. 14-1714

RECEIVED

JUN 18 2015

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Keith Gronendyke, Project Planner
Lake County
Community Development Department
255 N. Forbes Street
Lakeport, CA 95453

re: Hwy 29-Live Oak Drive-Verizon / 5660 Staheli Dr, Kelseyville, CA 95451 / Epic Wireless Group

Dear Mr. Gronendyke,

Records at this office were reviewed to determine if this project could adversely affect cultural resources. **Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.**

Previous Studies:

XX This office has no record of any previous cultural resource studies for the proposed project area (*see recommendation below*).

Archaeological and Native American Resources Recommendations:

XX We recommend you contact the local Native American tribes regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

XX The proposed project area has the possibility of containing unrecorded archaeological sites. A study is recommended prior to commencement of project activities.

Built Environment Recommendations:

XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Lake County conduct a formal CEQA evaluation.

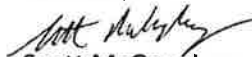
Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search.

Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at <http://www.chrisinfo.org>. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions please give us a call (707) 588-8455.

Sincerely,



Scott McGaughey
Researcher

LAKE COUNTY AIR QUALITY MANAGEMENT DISTRICT

2617 South Main Street
Lakeport, CA 95453
Phone (707) 263-7000
Fax (707) 263-0421



Douglas G. Gearhart
Air Pollution Control Officer
doug@lcaqmd.net

-MEMORANDUM-

To: Keith Gronendyke, Associate Planner
255 N. Forbes Street
Lakeport, CA 95453

DATE: June 22, 2015

FROM: Van Tsan, AQE

SUBJECT: Epic Wireless Group/Verizon Wireless Communications ••• APN 008-050-22 ••• 15-10 UP ••• Proposing to construct a 75' tall mono-tree with (12) panel antennae (2) six foot microwave dishes, 11.5 foot by 16 foot equipment shelter, and 30 kw Emergency backup diesel generator at 5660 Staheli Drive. Kelseville. CA 95451.

Short term construction at the site could result in significant dust generation. During construction, all access roads, driveways, and parking areas should be paved or at a minimum chip sealed to prevent dust occurrences. Traffic should be restricted and a 5 mph speed limit posted. After construction, dust concerns are reduced as traffic volume is expected to be lower. Chip seal or better surface is recommended for longer term dust control and lower maintenance.

Diesel powered equipment must meet the requirements of the State Air Toxic Control Measure for CI engines (stationary and portable). LCAQMD permits are required for diesel-powered generators installed as operating, support or emergency backup power equipment. Due to nearby receptors (residences) this installation will require review of the backup generator's emissions, even if it is rated below 50hp. The applicant should contact the LCAQMD for more information regarding this matter.

Removed vegetation should be chipped and spread for ground cover and erosion control. Site development and vegetation disposal shall not create nuisance odors or dust. No burning is allowed as part of the commercial operation and development. Construction debris and/or demolition debris cannot be disposed of by burning.

Provided that adequate mitigation measures are incorporated into the project that address the above issues, air quality impacts should be less than significant and a mitigated negative declaration could be supported for Air Quality concerns.

RECEIVED

JUN 26 2015

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.



Central Valley Regional Water Quality Control Board

18 June 2015

Keith Gronendyke
County of Lake
Community Development Department
255 North Forbes Street
Lakeport, CA 95453

CERTIFIED MAIL
7014 2870 0000 7535 9871

COMMENTS TO REQUEST FOR REVIEW FOR THE HWY-29 – LIVE OAK DRIVE - VERIZON PROJECT, LAKE COUNTY

Pursuant to the County of Lake Community Development Department's 5 June 2015 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review* for the Hwy 29 – Live Oak Drive - Verizon Project, located in Lake County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

RECEIVED

JUN 22 2015

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

KARL E. LONGLEY SCD, P.E., CHAIR | PAMELA C. CREEDON P.E., BCEE, EXECUTIVE OFFICER

11020 Sun Center Drive #200, Rancho Cordova, CA 95670 | www.waterboards.ca.gov/centralvalley

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 97-03-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements

If USACOE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project will require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program.

There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/app_approval/index.shtml; or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently \$1,084 + \$6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory

Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

If you have questions regarding these comments, please contact me at (916) 464-4684 or tcleak@waterboards.ca.gov.



Trevor Cleak
Environmental Scientist

***Middletown Rancheria
Tribal Historic Preservation Department***

*P.O. Box 1035
Middletown, CA 95461*

June 8, 2015

County of Lake, Community Development Department, Planning Division
Mr. Keith Gronendyke
225 N. Forbes Street
Lakeport, CA 95453

RE: Hwy 29-Live Oak Drive-Verizon

Dear Mr. Gronendyke:

The Middletown Rancheria Tribal Historic Preservation Department has received your request of June 5, 2015 requesting information/comment on the Hwy 29-Live Oak Drive-Verizon Project. Our comment on this project and its potential to affect historic, archaeological, Traditional Cultural Properties (TCP) or sacred Lake Miwok sites or properties is required by Section 106 of the National Historic Preservation Act of 1966 (NHPA), and 36 CFR Part 800. We thank you for submitting your project proposal for our review and comment.

Given the information provided, you are hereby notified that there should be no Lake Miwok archaeological, historic, TCP's or sacred sites in or near your proposed project site to be adversely affected by your project. Therefore, in accordance with 36 CFR 800.4(d)(1), please proceed with your proposed project. However, please be aware that you may encounter undiscovered properties or remains which must be immediately reported to us under both NHPA and NAGPRA regulations.

This information is provided at your request to assist you in complying with 36 CFR 800 for Section 106 consultation procedures. Please retain this correspondence to show compliance with Section 106. Should you have any questions regarding your request and or our comments you may contact me at the address or telephone number listed herein.

Sincerely,



Stephanie L. Reyes
Tribal Historic Preservation Officer
Middletown Rancheria

Phone (707) 987-3670 ext 115

Fax (707) 987-9091

RECEIVED

JUN 11 2015

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

(P) GENERAL NOTES

1. THE CONTRACTOR SHALL NOTIFY VERIZON WIRELESS (WHERE REQUIRED) OF ANY ERRORS, OMISSIONS, OR INCONSISTENCIES AS THEY MAY BE DISCOVERED IN PLANS, DOCUMENTS, NOTES, OR SPECIFICATIONS PRIOR TO STARTING CONSTRUCTION INCLUDING, BUT NOT LIMITED BY, DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERROR, OMISSION, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF VERIZON WIRELESS (WHERE REQUIRED) AND SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE MEANS OF CORRECTING ANY ERROR SHALL FIRST BE APPROVED BY VERIZON WIRELESS (WHERE REQUIRED).
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF ANY WORK. DISCREPANCIES WILL BE REPORTED IMMEDIATELY TO VERIZON WIRELESS (WHERE REQUIRED). THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY THE SUBCONTRACTOR(S).
3. A COPY OF GOVERNING AGENCY APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW, SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. THE PLANS ARE NOT TO BE USED BY THE WORKMEN, ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION AS GOVERNING AGENCY APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS IN GOOD CONDITION, COMPLETE WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES UNDER THE DIRECT CARE OF THE SUPERINTENDENT. THE CONTRACTOR SHALL SUPPLY VERIZON WIRELESS (WHERE REQUIRED), WITH A COPY OF ALL REVISIONS, ADDENDA, AND/OR CHANGE ORDERS AT THE CONCLUSION OF THE WORK AS A PART OF THE AS-BUILT DRAWING RECORDS.
4. THE CONTRACTOR SHALL STUDY THE STRUCTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING PLANS AND CROSS CHECK THEIR DETAILS, NOTES, DIMENSIONS, AND ALL REQUIREMENTS PRIOR TO THE START OF ANY WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE PROJECT AND SITE WHILE THE WORK IS IN PROGRESS UNTIL THE JOB IS COMPLETE.
6. THE CONTRACTOR HAS THE RESPONSIBILITY OF LOCATING ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THE PLANS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR, OR SUBCONTRACTOR AS SPECIFIED IN THE AGREEMENT BETWEEN SUBCONTRACTOR AND CONTRACTOR, SHALL BEAR THE EXPENSES OF REPAIR AND/OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGE BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.
7. THE REFERENCES ON THE DRAWINGS ARE FOR CONVENIENCE ONLY AND SHALL NOT LIMIT THE APPLICATION OF ANY DRAWING OR DETAIL.
8. ALL CONSTRUCTION THROUGHOUT THE PROJECT SHALL CONFORM TO TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS, EXCEPT WHERE EXEMPTED.
9. ALL GLASS AND GLAZING IS TO COMPLY WITH CHAPTER 54 OF THE U.S. CONSUMER SAFETY COMMISSION SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS (42 FR 1428, CFR PART 1201) AND LOCAL SECURITY REQUIREMENTS.
10. ALL EXISTING CONSTRUCTION, EQUIPMENT, AND FINISHES NOTED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND WILL BE REMOVED FROM THE SITE WITH THE FOLLOWING EXCEPTIONS:
 - A. PROPERTY NOTED TO BE RETURNED TO THE OWNER.
 - B. PROPERTY NOTED TO BE REMOVED BY THE OWNER.
11. THE GOVERNING AGENCIES, CODE AUTHORITIES, AND BUILDING INSPECTORS SHALL PROVIDE THE MINIMUM STANDARDS FOR CONSTRUCTION TECHNIQUES, MATERIALS, AND FINISHES USED THROUGHOUT THE PROJECT. TRADE STANDARDS AND/OR PUBLISHED MANUFACTURERS SPECIFICATIONS MEETING OR EXCEEDING DESIGN REQUIREMENTS SHALL BE USED FOR INSTALLATION.
12. WHEN REQUIRED STORAGE OF MATERIALS OCCURS, THEY SHALL BE EVENLY DISTRIBUTED OVER ROUGH FRAMED FLOORS OR ROOFS SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORING AND/OR BRACING IS TO BE PROVIDED WHERE THE STRUCTURE HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT.
13. DRAWINGS ARE NOT TO BE SCALED UNDER ANY CIRCUMSTANCE. VERIZON WIRELESS (WHERE REQUIRED) IS NOT RESPONSIBLE FOR ANY ERRORS RESULTING FROM THIS PRACTICE. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS.
14. PRIOR TO THE POURING OF ANY NEW SLAB OVER AN EXISTING SLAB THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OPENINGS, CHASES, AND EQUIPMENT WHICH ARE TO BE IMPLEMENTED INTO THE NEW WORK. ALL ITEMS DESIGNATED TO BE ABANDONED SHALL BE NOTED AND DISCUSSED WITH THE OWNER AND VERIZON WIRELESS (WHERE REQUIRED) AS PART OF THE AS-BUILT DRAWING PACKAGE.
15. BUILDING INSPECTORS AND/OR OTHER BUILDING OFFICIALS ARE TO BE NOTIFIED PRIOR TO ANY GRADING, CONSTRUCTION, AND OTHER PROJECT EFFORT AS MANDATED BY THE GOVERNING AGENCY.
16. OWNER, CONTRACTOR, AND VERIZON WIRELESS (WHERE REQUIRED) SHALL MEET JOINTLY TO VERIFY ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION.
17. THE PROJECT, WHEN COMPLETED, SHALL COMPLY WITH LOCAL SECURITY CODES AND TITLE-24 ENERGY CONSERVATION REQUIREMENTS. (TITLE-24 WHEN APPLICABLE)
18. NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL MATCH IN FORM, TEXTURE, FINISH, AND IN MATERIALS EXCEPT AS NOTED IN THE PLANS AND SPECIFICATIONS.
19. CONTRACTOR TO REPLACE AND/OR REROUTE ANY EXISTING UNDERGROUND UTILITIES ENCOUNTERED DURING TRENCHING AND GENERAL CONSTRUCTION.
20. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BACKFILL, BLDG'G, AND/OR SLEEVES REQUIRED FOR THE INSTALLATION OF FIXTURES, MECHANICAL EQUIPMENT, PLUMBING, HARDWARE, AND FINISH ITEMS TO INSURE A PROPER AND COMPLETE JOB.
21. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A PROJECT LEVEL, STRAIGHT, AND TRUE ACCORDING TO THE PLANS. THE CONTRACTOR SHALL COMPARE THE LEVELS AND LEVELS OF THE EXISTING CONDITIONS WITH THOSE SHOWN ON THE PLANS PRIOR TO THE START OF ANY CONSTRUCTION. VERIZON WIRELESS (WHERE REQUIRED) SHALL BE NOTIFIED OF ANY ERRORS, OMISSIONS, OR INCONSISTENCIES PRIOR TO ANY CONSTRUCTION.
22. THE CONTRACTOR IS TO PROVIDE PROTECTION FOR ADJOINING PROPERTIES FROM PHYSICAL HARM, NOISE, DUST, DIRT, AND FIRE AS REQUIRED BY THE GOVERNING AGENCIES.
23. WHERE SPECIFIED, MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AND/OR REVISIONS AVAILABLE AS REQUIRED BY THE GOVERNING AGENCY RESPONSIBLE FOR RECORDING THE RESULTS.
24. THE CONTRACTOR IS RESPONSIBLE FOR THE STORAGE OF ALL MATERIALS AND SHALL NOT DO SO ON PUBLIC PROPERTY WITHOUT A PERMIT TO DO SO FROM THE GOVERNING AGENCIES FOR THIS PURPOSE.
25. GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.
26. TRADES INVOLVED IN THE PROJECT SHALL BE RESPONSIBLE FOR THEIR OWN CUTTING, FITTING, PATCHING, ETC., SO AS TO BE RECEIVED PROPERLY BY THE WORK OF OTHER TRADES.
27. ALL DEBRIS AND REFUSE IS TO BE REMOVED FROM THE PROJECT PREMISES AND SHALL BE LEFT IN A CLEAN (BROOM FINISH) CONDITION AT ALL TIMES BY EACH TRADE AS THEY PERFORM THEIR OWN PORTION OF THE WORK.
28. VERIZON WIRELESS (WHERE REQUIRED) DOES NOT GUARANTEE ANY PRODUCTS, FIXTURES, AND/OR ANY EQUIPMENT NAMED BY A TRADE OR MANUFACTURER. GUARANTEE OR WARRANTY THAT MAY BE IN EFFECT IS DONE SO THROUGH THE COMPANY OR MANUFACTURER PROVIDING THE PRODUCT, FIXTURE, AND/OR EQUIPMENT ONLY. UNLESS SPECIFIC RESPONSIBILITY IS ALSO PROVIDED BY THE CONTRACTOR/SUBCONTRACTOR IN WRITTEN FORM.
29. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REMEDY ALL FAULTY, INFERIOR, AND/OR IMPROPER MATERIALS, DAMAGED GOODS, AND/OR FAULTY WORKMANSHIP FOR ONE (1) YEAR AFTER THE PROJECT IS COMPLETE AND ACCEPTED UNDER THIS CONTRACT. UNLESS NOTED OTHERWISE IN THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR. (EXCEPTION) THE ROOFING SUBCONTRACTOR SHALL FURNISH A MAINTENANCE AGREEMENT FOR ALL WORK DONE, COSIGNED BY THE GENERAL CONTRACTOR, TO MAINTAIN THE ROOFING IN A WATERIGHT CONDITION FOR A PERIOD OF TWO (2) YEARS STARTING AFTER THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT, UNLESS OTHERWISE WRITTEN IN THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR.
30. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR THE SAFETY OF THE OWNER'S EMPLOYEES, WORKMEN, AND ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT.
31. THE CONTRACTOR SHALL BE REQUIRED TO PAY FOR ALL NECESSARY PERMITS AND/OR FEES WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR HIS REPRESENTATIVE. CONTRACTOR SHALL OBTAIN PERMIT AND MAKE FINAL PAYMENT FOR SAID DOCUMENT.
32. THE ARCHITECT/ENGINEER IN CHARGE SHALL SIGN AND SEAL ALL DRAWINGS AND/OR SPECIFICATIONS.
33. FIRE EXTINGUISHER REQUIREMENTS SHALL BE VERIFIED WITH THE LOCAL FIRE MARSHALL.
34. VERIZON WIRELESS (WHERE REQUIRED) WILL REVIEW AND APPROVE SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH DESIGN CONCEPT. VERIZON WIRELESS (WHERE REQUIRED) PROJECT APPROVAL OF A SEPARATE ITEM SHALL NOT INCLUDE APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS.
35. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO PLACEMENT OF MONOPOLE FOOTING AND OTHER STRUCTURES TO BE PLACED IN GROUND. SEE GENERAL NOTE #0 ON THIS SHEET.
36. SEE CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION.
37. CONTRACTOR TO PROVIDE TRENCH AS REQUIRED TO INSTALL BOTH ELECTRICAL AND TELEPHONE UNDERGROUND CONDUITS (#40 PVC) PER S.C.E. WORKORDER. BACKFILL WITH CLEAN SAND AND COMPACT TO THE SATISFACTION OF THE DISTRICTS INSPECTOR. REPLACE FINISH GRADE WITH MATCHING MATERIALS (GRASS, ASPHALT, CONCRETE, ETC.)
38. CALL BEFORE YOU DIG. CONTRACTOR IS REQUIRED TO CALL USA NORTH AT 1-800-227-2800 AT LEAST 72 HOURS BEFORE DIGGING.
39. CONTRACTOR TO PROVIDE HEAVY STEEL PLATES AT OPEN TRENCHES FOR SAFETY AND TO PROTECT EXISTING GROUND SURFACES FROM HEAVY EQUIPMENT UTILIZED DURING CONSTRUCTION.
40. CONTRACTOR TO PATCH AND REPAIR ALL GROUND SURFACES WITHIN THE CONSTRUCTION AREA AS NECESSARY TO PROVIDE A UNIFORM SURFACE AND MAINTAIN EXISTING SURFACE DRAINAGE SLOPES.
41. CONTRACTOR TO REPLACE LANDSCAPE VEGETATION THAT WAS DAMAGED DUE TO CONSTRUCTION, AND TO MODIFY REMAINING IRRIGATION LINES TO OPERATING CONDITION, PROVIDING FULL COVERAGE TO IMPACTED AREAS.
42. THIS FACILITY IS AN UNOCCUPIED WIRELESS TELECOMMUNICATION FACILITY.



CALL 811

WWW.CALL811.COM

CONTRACTOR TO CALL NATIONWIDE ONE-CALL SYSTEMS AT LEAST (2) WORKING DAYS PRIOR TO DIGGING.

verizonwireless

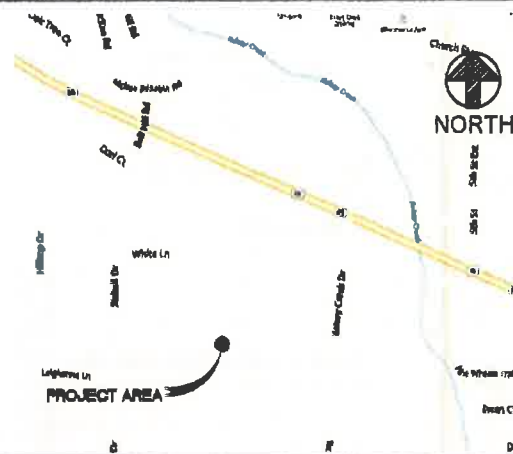
HWY 29/LIVE OAK DR

5660 STAHELI DR.,
KELSEYVILLE, CA 95451

NSB PROJECT ID: 20141066751

PS LOCATION #: 297519

VICINITY MAP



DIRECTIONS TO SITE FROM VERIZON

FROM: 255 PARKSHORE DR, FOLSOM, CA 95630

TO: 5660 STAHELI DR, KELSEYVILLE, CA 95451

	Depart
PARKSHORE DR TOWARD FOLSOM BLVD	422 FT
TURN LEFT ONTO FOLSOM BLVD	1.5 MI
TAKE RAMP RIGHT FOR US-50 WEST TOWARD SACRAMENTO	
TAKE RAMP RIGHT FOR CA-99 / I-5 TOWARD REDDING	59.7 MI
AT EXIT 57B, TAKE RAMP RIGHT FOR CA-20 TOWARD CLEAR LAKE / COLUSA	0.3 MI
TURN LEFT ONTO CA-53	7.5 MI
TURN RIGHT ONTO CA-29 / LOWER LAKE ROSHILL ON THE CORNER	15.0 MI
TURN LEFT ONTO BELL HILL RD	375 FT
TURN LEFT ONTO STAHELI DR	0.2 MI
ARRIVE AT 5660 STAHELI DR, KELSEYVILLE, CA 95451 THE LAST INTERSECTION IS WHITE LN IF YOU REACH LEIGHANNE LN, YOU'VE GONE TOO FAR	

5660 STAHELI DR, KELSEYVILLE, CA 95451

PROJECT INFORMATION

PROPERTY INFORMATION:

SITE NAME: HWY 29/LIVE OAK DR
PS LOCATION#: 297519
NSB PROJECT ID: 20141066751
SITE ADDRESS:
5660 STAHELI DR
KELSEYVILLE, CA 95451

APN: 008-050-22-000
COUNTY: LAKE
JURISDICTION: COUNTY OF LAKE
ZONING: RR
CURRENT USE: AG-RESIDENTIAL
SETBACKS: 25' FRONT, 25' REAR
25' SIDE 1, 25' SIDE 2

(P) USE: WIRELESS
TELECOMMUNICATION FACILITY
(P) OCCUPANCY: U (UNMANNED)
(P) TOWER TYPE AND HT: 75'
MONOTREE W/ 5' OF BRANCHES
GROUND ELEVATION: 1435' AMSL

SITE MANAGER/DESIGN TEAM:

EPIC WIRELESS
8700 AUBURN FOLSOM ROAD, SUITE 400
GRANITE BAY, CA 95746
CONTACT: PETE MANAS
TELEPHONE: (530) 383-5957
EMAIL: PETE.MANAS@EPICWIRELESS.NET

LEASING/ZONING MANAGER:

EPIC WIRELESS
8700 AUBURN FOLSOM ROAD, SUITE 400
GRANITE BAY, CA 95746
CONTACT: GARY G. MAPA
TELEPHONE: 530-320-9097
EMAIL: GMAPA@REATA.COM

PROPERTY OWNER:

OWNER: FRANK & DOLORES MAXWELL
ADDRESS: 2690 BELL HILL RD
KELSEYVILLE CA 95451
PHONE: 707-279-4858
ATTN: FRANK & DOLORES MAXWELL
PHONE: 707-279-4858

SHEET INDEX

T-1	TITLE SHEET, PROJECT INFORMATION
C-1	SURVEY
A-1	OVERALL SITE PLAN, & SITE PLAN
A-2	ENLARGED SITE PLAN, & ANTENNA PLAN
A-3	ELEVATIONS

PROJECT DESCRIPTION

NEW (P) UNMANNED TELECOMMUNICATION SITE CONSISTING OF THE FOLLOWING:

- (P) 50' X 50' LEASE AREA CONTAINING THE FOLLOWING:
 - (P) 30' X 40' FENCED EQUIPMENT AREA W/ A (P) 10' X 18' CONCRETE EQUIPMENT PAD FOR (2) eNODE B CABINETS, (P) -4B CABINET & (P) MISC CABINET.
 - (P) VERIZON WIRELESS STANDBY 30KW STANDBY DIESEL GENERATOR WITH 132 GAL UL142 FUEL TANK ON A 5'X10' CONCRETE PAD
 - (P) 200 AMP METER ON H-FRAME, W/ ILC + A.T.S. & FIBER BOX.
 - (P) 70' TALL MONOPOLE W/ 5' OF BRANCHES, W/ (12) ANTENNAS
 - (P) (2) HYBRID TRUNK CABLES.
 - (P) (6) RUNS OF 1-5/8" COAX.
 - (P) (12) RRUS12 WITH A2 RECEIVERS.
 - (P) (4) SURGE SUPPRESSORS, (2) @ EQUIPMENT AND (2) ON TOWER REQUIRED.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

1. 2013 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2. 2013 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R. (2012 INTERNATIONAL BUILDING CODE VOLUMES 1-2 AND 2013 CALIFORNIA AMENDMENTS)
3. 2013 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2011 NATIONAL ELECTRICAL CODE AND 2013 CALIFORNIA AMENDMENTS)
4. 2013 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. (2012 UNIFORM MECHANICAL CODE AND 2013 CALIFORNIA AMENDMENTS)
5. 2013 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2012 UNIFORM PLUMBING CODE AND 2013 CALIFORNIA AMENDMENTS)
6. 2013 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
7. 2013 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R. (2012 INTERNATIONAL FIRE CODE AND 2013 CALIFORNIA AMENDMENTS)
8. 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
9. 2013 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
10. ANSI/EIA-TIA-222-G
11. ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS.

DISABLED ACCESS REQUIREMENTS:

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE TITLE 24 PART 2, SECTION 11B-203.4

RECEIVED

AUG 14 2015

LAKE COUNTY COMMUNITY

ATM Engineering

Tim McPartland, SE
2525 East Bidwell Street
Folsom, CA 95630
Phone: 916-859-7300
Direct: 916-934-5177
Email: timm@atmengineering.com

STAMP

ISSUE STATUS

INT	DATE	DESCRIPTION	REV
AEB	01/05/15	90% 2D'S	0
EAS	02/23/15	95% 2D'S	0
EAS	05/27/15	100% 2D'S	0
AEB	07/09/15	100% 2D'S RE-DESIGN	1
CES	07/21/15	PLAN CHECK	

SHEET TITLE:

TITLE SHEET &
PROJECT INFORMATION

T-1

verizonwireless

VERIZON WIRELESS, 255 PARKSHORE DRIVE, FOLSOM, CA 95630

HWY 29/LIVE OAK DR.

NSB PROJECT ID: 20141066751

PS LOCATION #: 297519

5660 STAHELI DR.,
KELSEYVILLE, CA 95451



ATM Engineering

Tim McPartland, SE
2525 East Bidwell Street
Folsom, CA 95630
Phone: 916-859-7300
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AEB	07/09/15	100% 2D'S RE-DESIGN	1
CES	07/21/15	PLAN CHECK	

SHEET TITLE:

TITLE SHEET &
PROJECT INFORMATION

T-1

Cell Engineering
Engineering • Surveying • Planning
1226 High Street
Auburn, California 95603-5015
Phone: (530) 885-0428 • Fax: (530) 823-1309

Verizon Wireless

Project Name: HWY 29 - LIVE OAK DRIVE

Project Site Location: 5660 Staheli Drive
Kelseyville, CA 95451
Lake County

Date of Observation: 12-10-14

Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder
Pro XL post processed with Pathfinder Office software.

Type of Antenna Mount: Proposed Monotree

Coordinates
Latitude: N 38° 58' 18.29" (NAD83) N 38° 58' 18.66" (NAD27)
Longitude: W 122° 50' 22.77" (NAD83) W 122° 50' 18.79" (NAD27)

ELEVATION of Ground at Structure (NAVD88) 1435' AMSL

CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet 91.003, and that they are true and accurate to the best of my knowledge and belief.

Kenneth D. Geil California RCE 14803

Lease Area Description

All that certain lease area being a portion of the SE 1/4 of Section 15, Township 13 North, Range 9 West M.D.B. & M., located in the County of Lake, State of California, being more particularly described as follows:

Commencing at a 1/2" Rebar set for the Southwest corner of Parcel "D" as is shown on that certain Parcel Map filed for record at Book 28 of Parcel Maps at Page 23, Lake County Records, from which a similar monument bears North 00°37'59" East 229.13 feet; thence from said point of commencement South 64°52'55" East 1088.60 feet to the True Point of Beginning; thence from said True Point of Beginning South 87°33'11" East 50.00 feet; thence South 02°26'49" West 50.00 feet; thence North 87°33'11" West 50.00 feet; thence North 02°26'49" East 50.00 feet to the True Point of Beginning.

Together with a non-exclusive easement for access purposes twenty feet in width from the above described lease area and running thence over and across the underlying parcel and existing access roadway to the public right of way more commonly known as Staheli Drive.

Also together with a non-exclusive easement for utility purposes six feet in width the centerline of which is described as follows: beginning at a point on the North boundary of the above described lease area which bears North 87°33'11" West 24.76 feet from the Northeast corner thereof and running thence North 07°32'00" West 20.7 feet more or less to the existing utility pole.

DATE OF SURVEY: 12-10-14

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, R.C.E. 14803

LOCATED IN THE COUNTY OF LAKE, STATE OF CALIFORNIA

BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM, ABOVE MEAN SEA LEVEL.

N.G.V.D. 1929 CORRECTION: SUBTRACT 2.88' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: N/A

CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.

ASSESSOR'S PARCEL NUMBER: 008-050-220-000

OWNER(S): FRANK & DOLORES MAXWELL
2690 BELL HILL ROAD
KELSEYVILLE, CA 95451

BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



KELSEYVILLE, CA

VICINITY MAP

DEPT	APPROVED	DATE
AKC		
RE		
INT		
EEV		
OPS		
EEOUT		

GEIL ENGINEERING
SURVEYING • ENGINEERING • PLANNING
1226 HIGH STREET
AUBURN, CALIFORNIA 95603
Phone: (530) 885-0428
Fax: (530) 823-1309



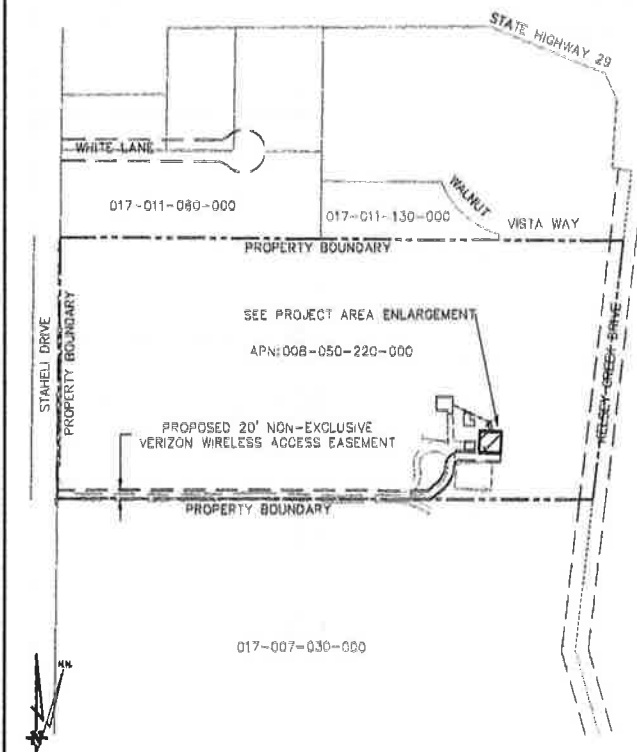
HWY29-LIVE OAK
DRIVE
5660 STAHOLI DRIVE
KELSEYVILLE, CA 95451
PLOT PLAN AND
SITE TOPOGRAPHY

REV	DESCRIPTION	DATE
REV		
REV		
REV		
REV		

REV	DESCRIPTION	DATE
REV		
REV		
REV		
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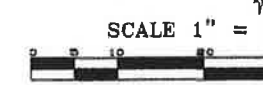
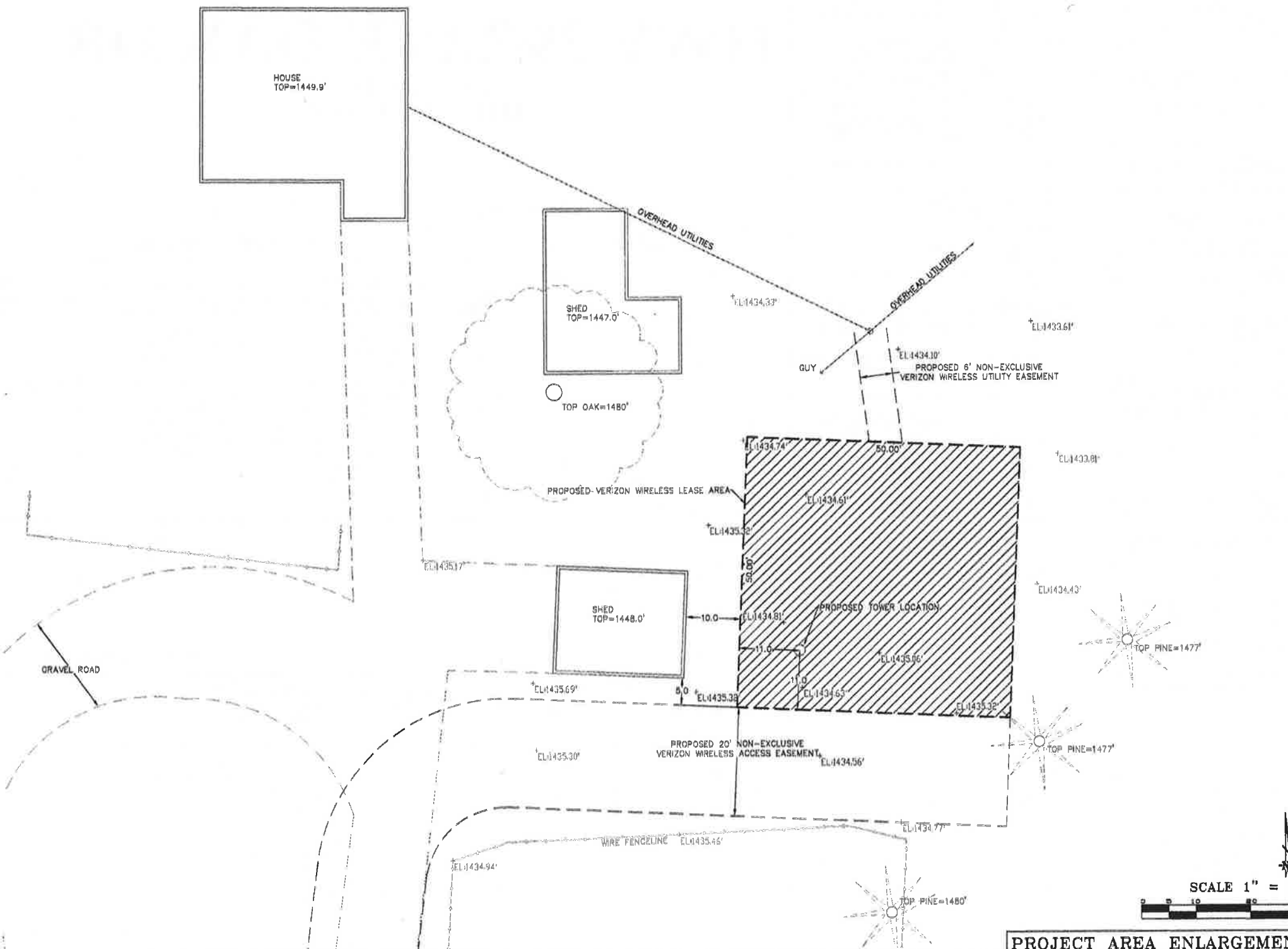
Sheet

C-1

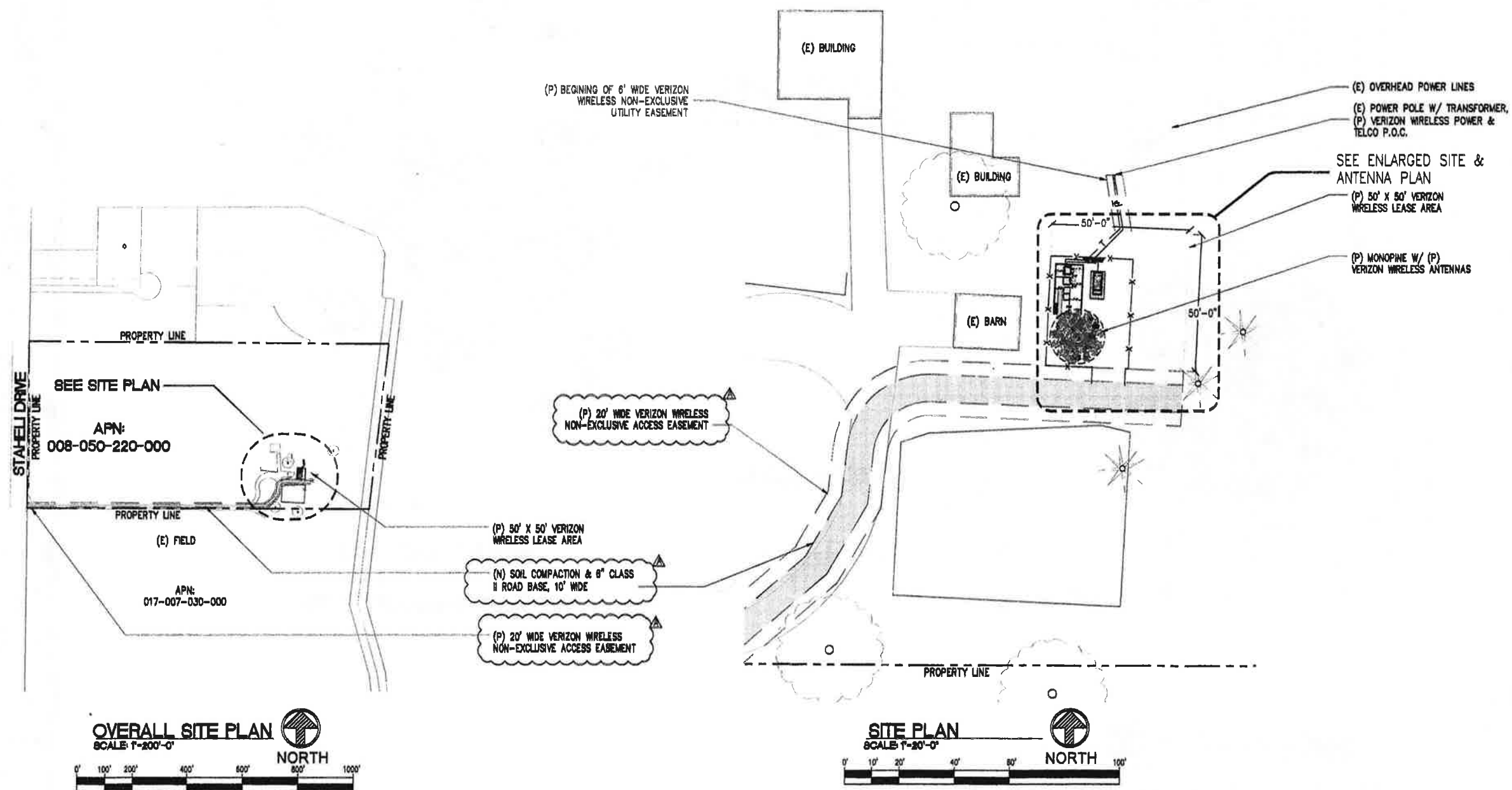


SCALE 1" = 200'

OVERALL SITE PLAN



PROJECT AREA ENLARGEMENT



HWY 29/LIVE OAK DR.
NSB PROJECT ID: 20141066751
PS LOCATION #: 297519
5600 STAHOLI DR.,
KELSEYVILLE, CA 95451



ATM Engineering
Tim McPartland, SE
2525 East Bidwell Street
Folsom, CA 95630
Phone: 916-859-7300
Direct: 916-934-5177
Email: timm@atmengineering.com

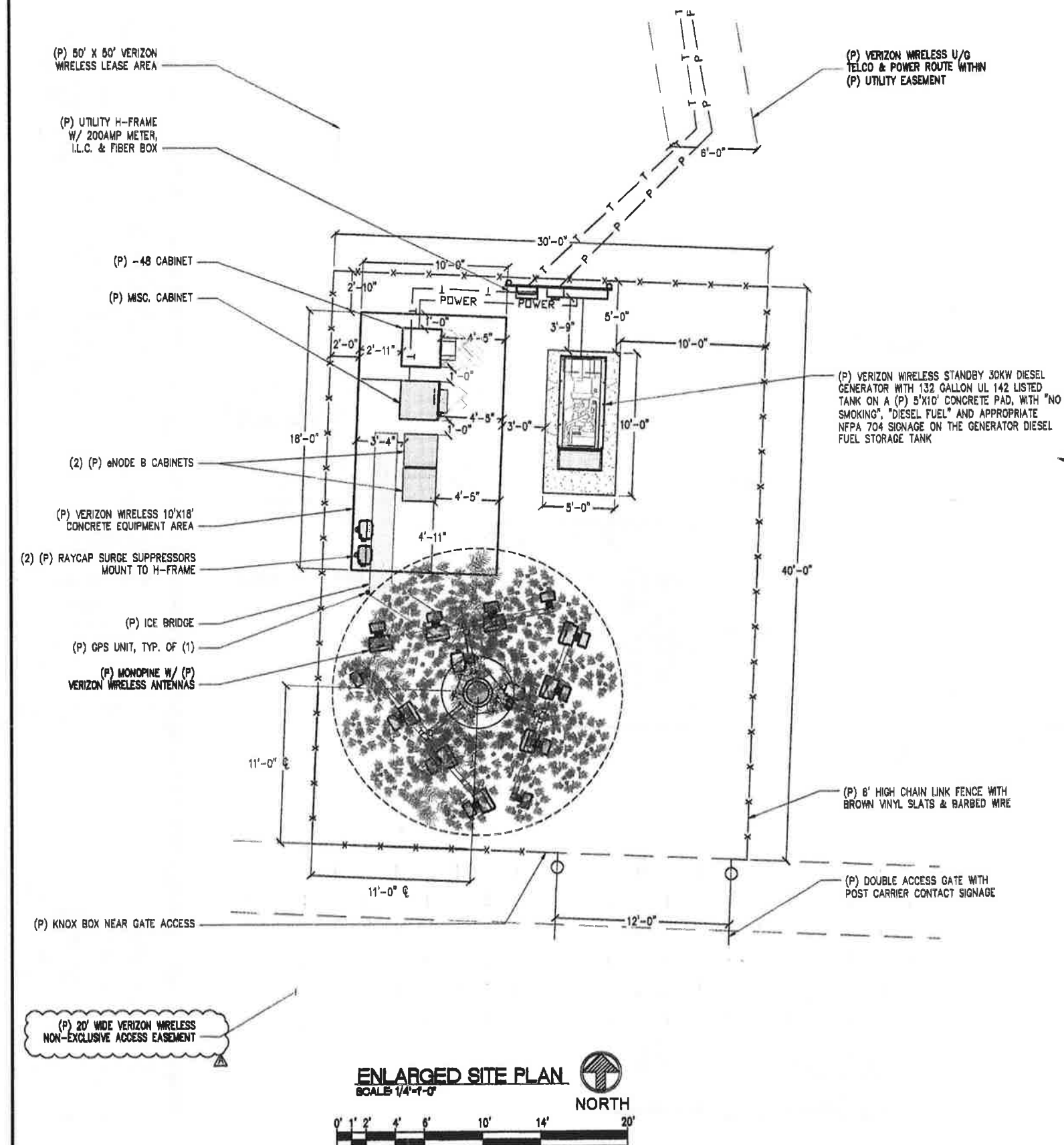
STAMP

ISSUE STATUS

INT	DATE	DESCRIPTION	REV.
AEB	01/05/15	90% ZD'S	0
EAS	02/23/15	95% ZD'S	0
EAS	05/27/15	100% ZD'S	0
AEB	07/09/15	100% ZD'S RE-DESIGN	1
CES	07/21/15	PLAN CHECK	

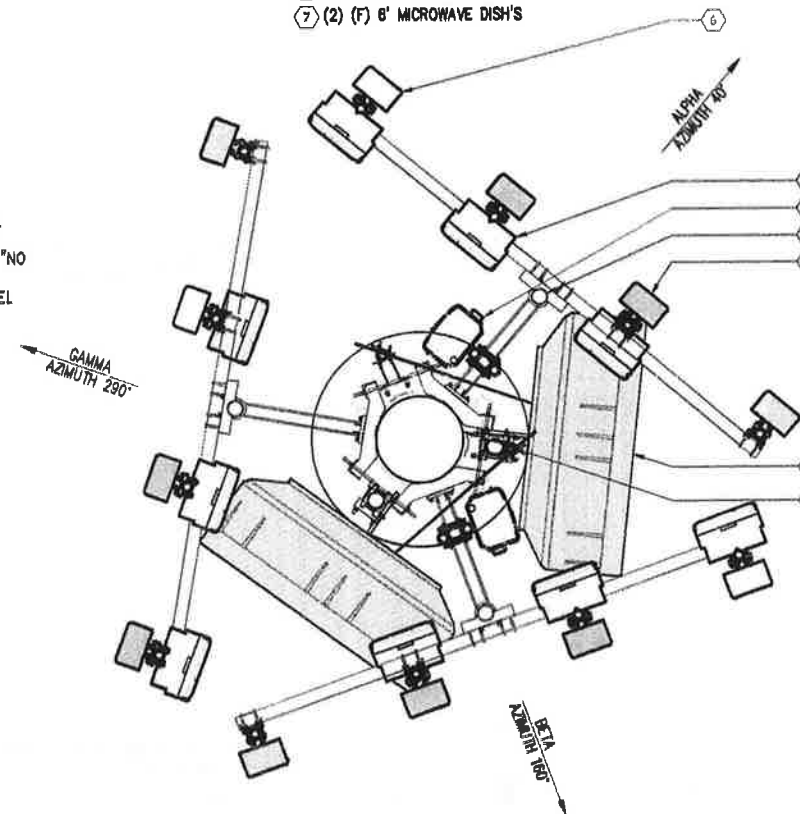
SHEET TITLE:
OVERALL SITE PLAN
& SITE PLAN

A-1



ANTENNA KEY NOTES:

- ① (12) (P) RRUS-12 UNITS W/ A2 RECEIVERS W/ (1) STACKED PER SECTOR
- ② (12) (P) VERIZON WIRELESS 8' ANTENNAS
- ③ (2) (P) RAYCAP SURGE SUPPRESSORS
- ④ (P) 70' MONOPINE W/ 5' OF BRANCHES
- ⑤ (3) (P) TRI-SECTOR MOUNTS
- ⑥ (12) (P) ANTENNA MOUNTS
- ⑦ (2) (F) 8' MICROWAVE DISH'S



ANTENNA PLAN

SCALE: 1/4"=1'-0"



HWY 29/LIVE OAK DR.
NSB PROJECT ID: 20141066751
PS LOCATION #: 297519
560 STAHEL DR.,
KELSEYVILLE, CA 95451



ATM Engineering
Tim McPartland, SE
2525 East Bidwell Street
Folsom, CA 95630
Phone: 916-859-7300
Direct: 916-934-5177
Email: timm@atmengineering.com

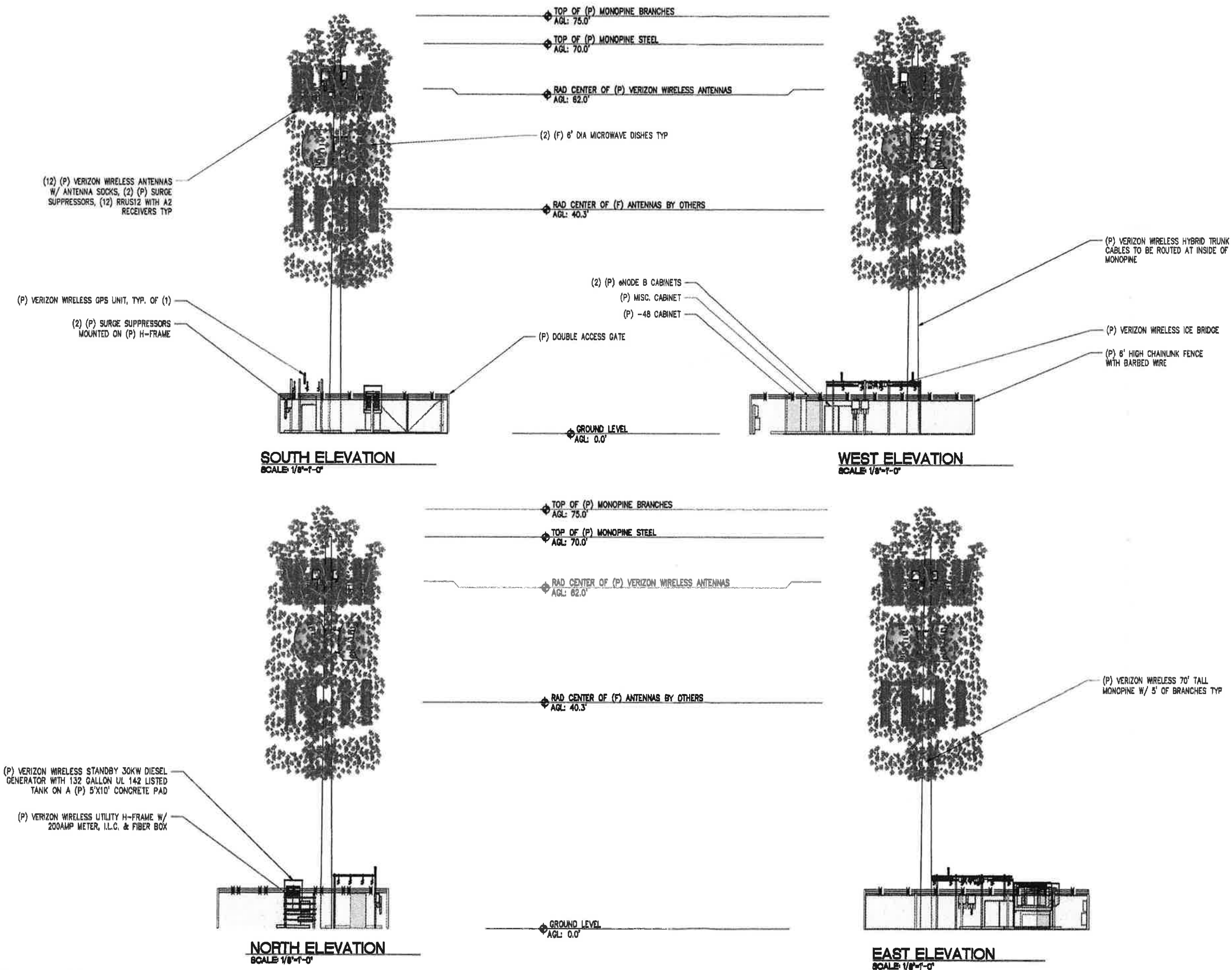
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ISSUE STATUS

INT	DATE	DESCRIPTION	REV
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EAS	02/23/15	85% 2D'S	0
EAS	05/27/15	100% 2D'S	0
AEB	07/09/15	100% 2D'S RE-DESIGN	1
CES	07/21/15	PLAN CHECK	1

SHEET TITLE:
ENLARGED SITE PLAN
& ANTENNA PLAN

A-2



verizonwireless
VERIZON WIRELESS, 255 PARKSHORE DRIVE, FOLSOM, CA 95630

HWY 29/LIVE OAK DR.
NSB PROJECT ID: 20141066751
PS LOCATION #: 297519
5660 STAHLEH DR.,
KELSEYVILLE, CA 95451



ATM Engineering
Tim McPartland, SE
2525 East Bidwell Street
Folsom, CA 95630
Phone: 916-859-7300
Direct: 916-934-5177
Email: timm@atmengineering.com

STAMP

ISSUE STATUS

INT	DATE	DESCRIPTION	REV
AEB	01/05/15	90% ZD'S	0
EAS	02/23/15	95% ZD'S	0
EAS	05/27/15	100% ZD'S	0
AEB	07/09/15	100% ZD'S RE-DESIGN	1
CES	07/21/15	PLAN CHECK	

SHEET TITLE:
ELEVATIONS

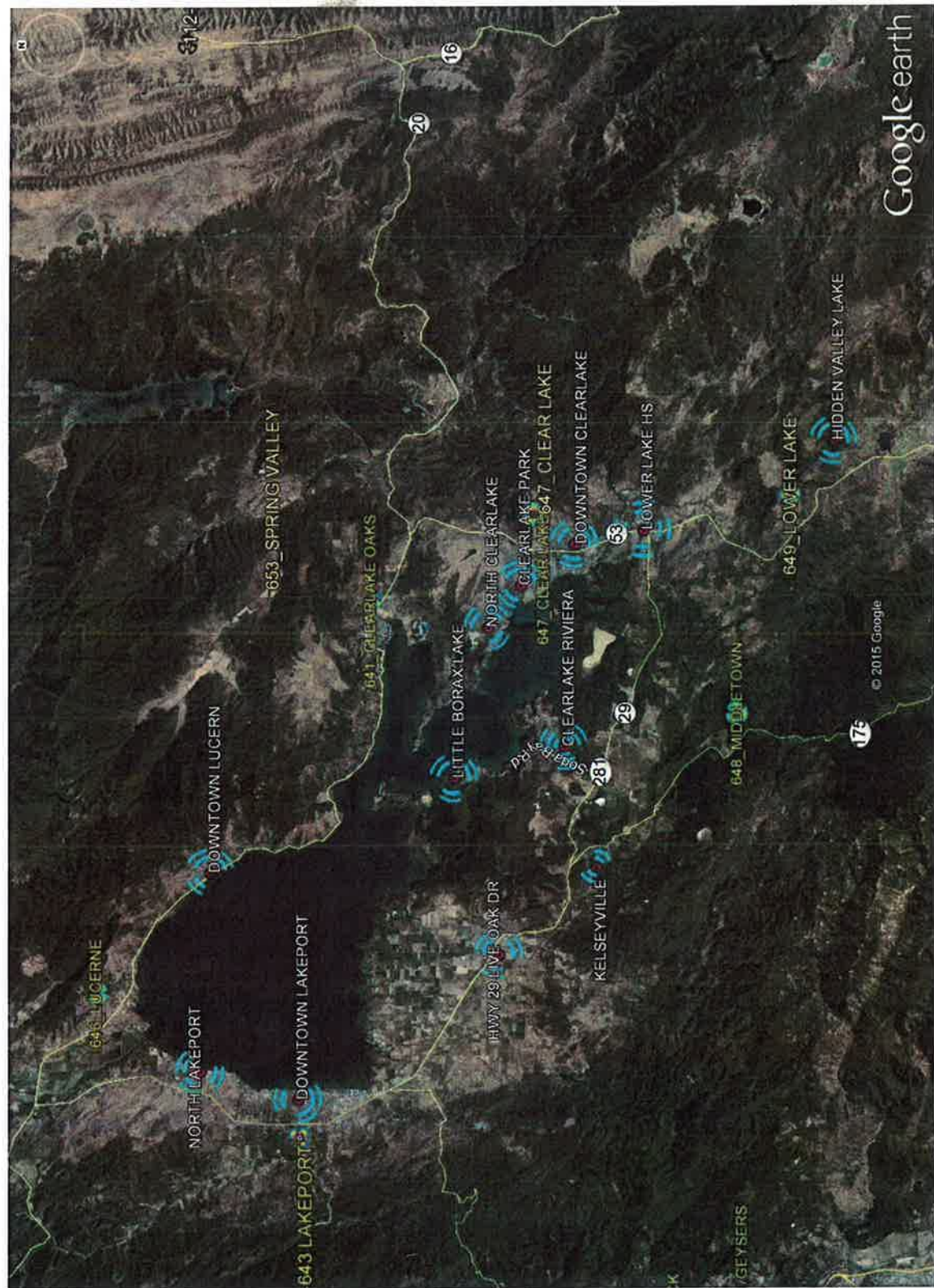
A-3



AUG 14 2015

LAKE COUNTY

Site Location Map (Existing Sites in Yellow; Proposed Sites in White)



Aerial View of Planned Facility

Location: Hwy29/Live Oak Drive
5660 Staheli Dri, Kelseyville, CA 95451
Planned Equipment: 75' monotree with 5' of branches



Location: Hwy 29/Live Oak Drive 5660 Staheli Dr, Kelseyville, CA 95451



Planned Work: Add 75 Foot Monotree with 5' of branches



View One: looking from the north

Location:

Hwy29/Live Oak Dr 5660 Staheli Dr, Kelseyville, CA 95451



Planned Work: Add 75 Foot Monotree

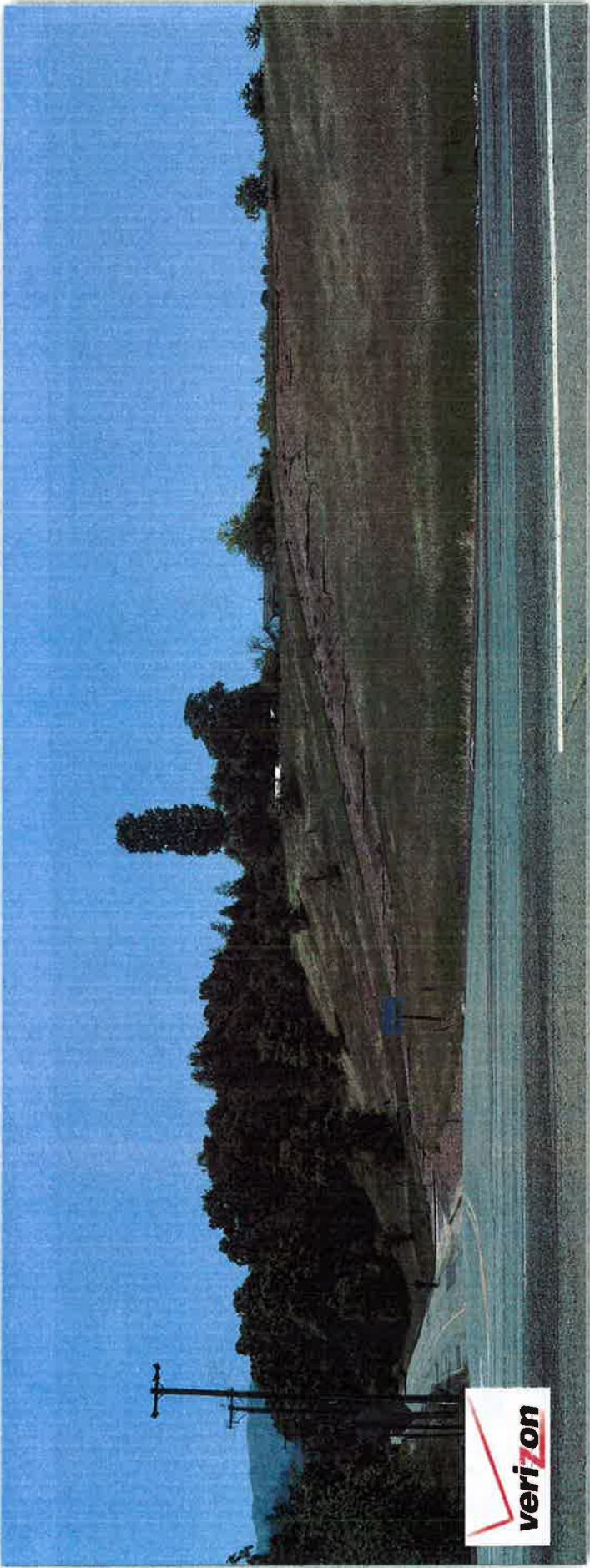


View Two: looking from the east The existing canopy of trees along the ridge made simulation from this view area problematic..

Location: Hwy29/Live Oak Dr 5660 Staheli Dr, Kelseyville, CA 95451



Planned Work: Add 75 Foot Monotree



View Three: looking from the northeast

Location: Hwy29/Live Oak Dr 5660 Staheli Dr, Kelseyville, CA 95451



Planned Work: Add 75 Foot Monotree



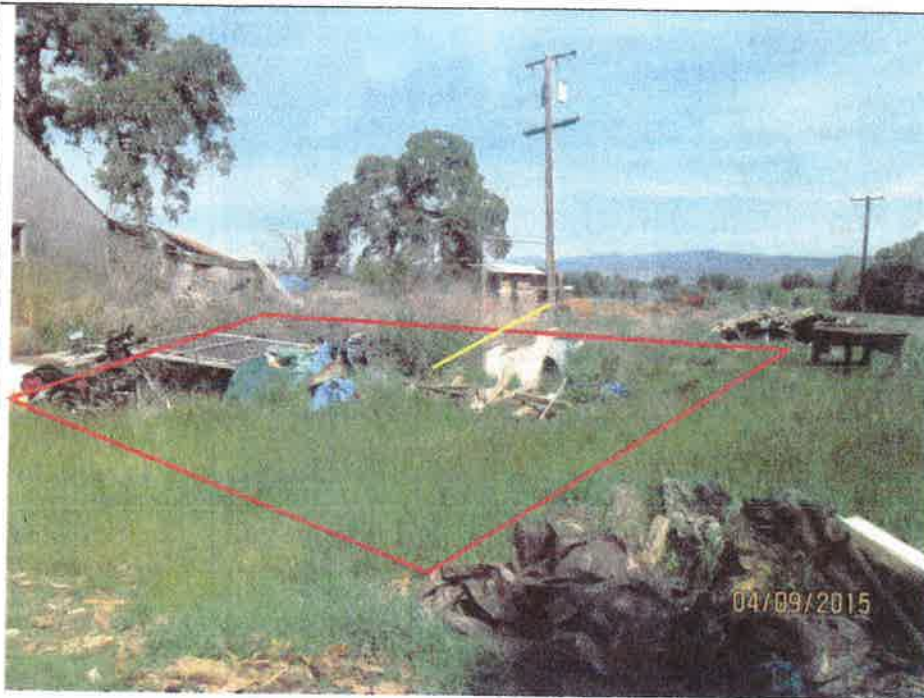
View Four: looking from the west



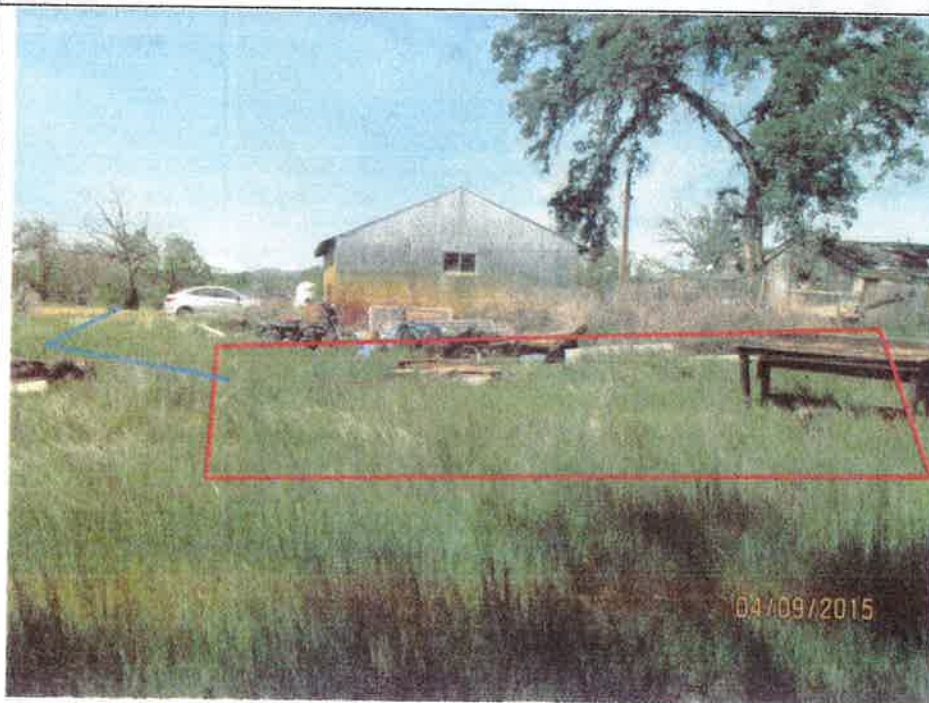
9. View south from the lease area.



10. View southwest from the lease area.



1. View north of the lease area (red). The utility route is in yellow.



2. View west of the lease area (red). The access route is in blue.

**COUNTY OF LAKE
USE PERMIT UP 15-10
VERIZON WIRELESS
Expires if not used by January 14, 2018**

Pursuant to the approval of the Lake County Planning Commission on January 14, 2016, there is hereby granted to Verizon Wireless, 8700 Auburn Folsom Road Ste. 400, Granite Bay CA a Use Permit to construct a new seventy-five foot tall monopole cellular antenna disguised as an evergreen tree, in order to increase cell carrier capacity. Twelve new eight foot tall panel type antennae, two six foot diameter microwave dishes and other assorted required equipment will be mounted on the mono-tree antenna, while various ground based equipment consisting of four equipment cabinets, a 30 KW diesel powered backup generator and a 132 gallon fuel tank will be located on concrete pads within a fifty foot by fifty-foot lease area on property located at 5660 Staheli Drive, Kelseyville, being Assessors Parcel Number 008-050-22, with the following conditions.

A. General Conditions:

1. The use hereby permitted shall substantially conform to the project description submitted by the applicant and the site plan dated August 14, 2015. The Community Development Director may approve in writing minor modifications that do not result in increased environmental impacts.
2. All plans and specifications submitted for development permits must be approved by a California licensed professional engineer.
3. All necessary permits shall be obtained from applicable State and County agencies having jurisdiction over this project prior to commencement of any construction activities including but not limited to, all building, plumbing, mechanical and electrical permits.
4. All exterior lighting accessory to any use shall be hooded, shielded or opaque. No unobstructed beam of light shall be directed beyond any exterior lot line. The amount of outdoor lighting shall be the minimum necessary to provide adequate safety. The lighting shall substantially comply with the recommendations available from www.darksky.org. Detailed information on all outdoor lighting shall be included on all building permit plans submitted for review. Lighting required by a federal agency is exempt from this requirement.
5. Permit holder shall notify all employees and agents of the mitigation measures and conditions applicable to the project and shall ensure compliance with such measures and conditions. Permit holder shall also notify all assigns and transferees of the same.
6. Outdoor storage of construction materials, tools and equipment is not allowed.
7. The developer shall obtain a grading permit, if required by the grading ordinance, prior to expansion of uses on the site. All grading activities shall be conducted between April 15th and October 15th of any given year. Exceptions may be granted by the Community Development Director based on dry soil conditions and expected weather patterns.
8. Prior to operation of the Verizon facility, the antenna and equipment area shall be secured by a fence of a minimum height of six feet, but not exceeding eight feet

B. Aesthetics:

1. Signage installed as part of the facility shall be limited to signs required for identification and safety requirements.
2. The panel antennas and microwave antennas mounted on the mono-tree pole shall be placed behind the faux branches so as to limit their visibility.
3. All painted surfaces of the mono-tree, including the pole, shall be maintained in good condition for the life of the project and shall be painted with non-reflective natural earth tones.

C. Noise and Air Quality:

1. The facility is subject to AB 2588 air emission inventory requirements administered by the LCAQMD if it uses listed hazardous or toxic materials. The permit holder shall maintain records, including the Material Safety Data Sheets (MSDS) for all volatile organic compounds utilized, including but not limited to, parts cleaning solvents, thinners, paints, fuels, brake/carb cleaners, spray paints and other materials containing air toxics. The permit holder is required to provide the LCAQMD such necessary information necessary to complete an updated air toxic emission inventory.

2. The permit holder shall minimize vehicular and fugitive dust during construction and on-going operations by use of water, paving or other acceptable dust palliatives.
3. All access roads, driveways and parking areas shall be paved or at a minimum have a chip sealed surface.
4. If serpentine soils are encountered during the course of grading or construction, all work shall cease and the County of Lake Air Quality Management District shall be notified and a serpentine dust mitigation plan implemented.
5. No on-site burning of construction materials shall be permitted. Any disposal of vegetation removed as a result of lot clearing shall be lawfully disposed of preferably by grinding and composting. Areas of bare soil shall be watered or stabilized so as not to contribute to wind or water erosion. Commercial burning is not allowed.
6. (LCAQMD) permits are required for any diesel generators installed as operating, support or emergency backup equipment. These engines shall be on the most recent EPA/CARB approved design and adequately muffled to reduce off site impacts. Prior to final project sign off, the District shall be contacted for an application for an authority to construct permit for the diesel generator. The application shall include details regarding the specific equipment, fuel consumption, estimates of annual emergency and maintenance use and the location of adjacent residences.
7. All construction equipment shall be operated to avoid excessive noise and shall be required to retain originally installed mufflers for noise suppression. Back-up beepers shall be adjusted to the lowest allowable levels.
8. Written documentation shall be submitted to the Community Development Department annually by the permit holder, prepared by Radio Frequency Engineers or other qualified professionals, which verify compliance with FCC regulations if any change in facility conditions justify said documentation. Written affirmation shall be submitted to the Community Development Department annually by permit holder that verifies continuing compliance with FCC regulations.

D. Roads

1. The existing driveway encroachment at Staheli Drive shall be improved to current encroachment standards. An encroachment permit shall be required to be issued by the Public Works Department's Roads Division.

E. FIRE PROTECTION

1. Prior to operation of the Verizon facilities, approved address numbers shall be placed in a position as to be plainly visible from the street or road fronting the property. Numbers shall be no less than four inches in height with a one-half inch stroke. These numbers shall contrast with the background and have reflective qualities. Signage shall be made available at the access easement leading to the site and at the access where it intersects with Staheli Drive. This fixed facility shall also provide the appropriate NFPA 704 placard to be located at the door access to the equipment shed.
2. Doors into electrical equipment rooms shall be provided with approved signs that state: **"The room contains energized electrical circuits."**
3. A knox key box shall be installed providing any and all keys necessary to access the equipment shelter in the event of a fire related emergency. The location of the knox box shall be approved by the Fire Official prior to installation. A knox padlock shall also be required for gate access into the site.
4. A portable fire extinguisher shall be located in a conspicuous location where it will be readily accessible and immediately available for use. Portable fire extinguishers shall not be obstructed or obstructed from view. Signage shall be placed to clearly indicate each location. These locations shall be along normal paths of travel not to exceed seventy-five feet. Fire extinguishers shall be of a serviceable type and shall carry a rating of no less than 2A-10BC. All extinguishers shall be placed at a height no greater than five feet as measured from the floor to the top of the handle and no closer to the floor than three and one-half feet. Extinguishers may be placed using either cabinets, hangers or brackets.

5. An automatic smoke detection system shall be provided for the equipment shelter. It shall be of a listed and approved type and shall be monitored continuously. It shall also meet with the requirements of NFPA 72.
6. This new equipment building shall comply with the Wildland Urban Interface Code requirements as it pertains to windows, gutter protection, roof coverings and exterior siding materials.
7. All vegetative and construction debris shall be removed from the site prior to operation of the Verizon facility. This shall include all debris created due to driveway and site development.
8. Prior to operation, the permit holder shall complete and submit a Hazardous Materials Registration form for the stand by generator for the diesel fuel storage.

F. Cultural Resources

1. If archaeological or paleontological resources are encountered during construction, all construction activity in the immediate area of the find(s) shall cease until a qualified archaeologist is retained to determine the significance of the resources and recommend mitigations to be completed by the permit holder, if necessary, subject to the approval of the Community Development Department.

G. Time Limits

1. Any obsolete or unused facilities, including the 75-foot mono-pine pole must be removed by the permit holder upon termination of the use, or within 90 days of the termination.
2. The Planning Commission may revoke the permit in the future if the Commission finds that the use to which the permit is put is detrimental to the health, safety, comfort and general welfare of the public or constitutes a nuisance.
3. The permit holder shall permit the County of Lake or representative(s) or designee(s) to make periodic 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.
4. This use permit approval shall not become effective, operative, vested or final until the California Department of Fish and Game filing fee required or authorized by Section 711.4 of the Fish and Game Code is submitted by the property owner to the County Clerk. Said fee shall be paid by February 14, 2016. Failure to pay said fee by the specified deadline shall result in this use permit automatically becoming null and void.
5. This permit shall be null and void if not used by January 14, 2018, or if the use is abandoned for a period of two (2) years.
6. This permit shall be valid indefinitely, unless it is revoked pursuant to the terms of this permit and/or Chapter 21 of the Lake County Code.

Richard Coel
Community Development Director

KG By: _____ Date of issuance: _____

Danae Bowen, Planning Commission Secretary

ACCEPTANCE

I have read and understand the foregoing Major Use Permit and agree to each and every term and condition thereof.

Applicant or Authorized Agent signature

Date

LAKE COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

January 14, 2016

Commission Members

P Joseph Sullivan, District I
A Bob Malley, District II
P Gladys Rosehill, District III
P Don Deuchar, District IV
P Gil Schoux, District V

Staff Members

P Richard Coel, Director
P Audrey Knight, Principal Planner
P Shanda Harry, Deputy County Counsel
P Danae Bowen, Office Assistant III

9:17 a.m. Public Hearing on consideration of a mitigated negative declaration based on Initial Study (IS 15-18) for Use Permit (UP 15-10). The project applicant is VERIZON WIRELESS proposing a Major Use Permit to construct a new seventy-five foot tall monopole cellular antenna disguised as an evergreen tree. Twelve new eight-foot tall panel type antennae, two six-foot diameter microwave dishes and other assorted required equipment will be mounted on the mono-tree antenna, while various ground based equipment consisting of four equipment cabinets, a 30 KW diesel powered backup generator and a 132 gallon fuel tank will be located on concrete pads within a fifty-foot by fifty-foot lease area. The project is located at 5660 Staheli Drive, Kelseyville and further described as APN 008-050-22. (Keith Gronendyke)

Keith Gronendyke, Associate Planner, provided background information and a power point presentation on the project application.

9:21 a.m. Opened Public Hearing

Mark Borghesani, Kelseyville resident, Nina Marino, Kelseyville resident, Ron Chips, Kelseyville Business Association President, Valerie Carlton, Kelseyville resident, Mike Powers, Kelseyville resident, Alan Mattern, Hilltop resident, Tom Carlton, Kelseyville resident, John Scott, Kelseyville resident, all were in agreement in the opposition to this cell tower at the proposed location. They felt this cell tower would be an eyesore, would affect property values, would be degrading to the area and was inappropriate in a small residential area. They also shared concerns with environmental issues if the diesel tank used for the emergency back-up generator should leak.

Nancy Ruzicka, Lakeport resident, spoke to her concerns regarding cell towers that are made to look like trees. She said that the wind blows the pine needles off the faux pine trees and asked

who would be responsible for maintaining the look of a tree. She said there is new technology available and felt that Verizon should go back to the drawing board for a new design.

9:45 a.m. Closed Public Hearing

Comm. Sullivan noted that the applicant was not present at the hearing and asked staff if there were any other site choices that could work.

Mr. Gronendyke said that Verizon was looking for coverage closer to the highway.

Audrey Knight, Principal Planner, noted that three locations were looked at for an alternative analysis for the cell tower. She added that there has been no communication from the applicant indicating that they would not be present today.

Comm. Rosehill asked if there was any information on who would be responsible for maintenance of any hazardous materials and the cell tower.

Mr. Gronendyke said in the conditions of approval, Verizon would maintain the facilities.

Richard Coel, Community Development Director, noted that the diesel tank for the cell tower holds 132 gallons and they are above ground tanks are not prone to leaking. He said there will be standard conditions in place and will be regulated by the Environmental Health Department for the storage containment of hazardous materials. He added that without the applicant present, staff does not know the coverage objectives and whether sites north of the community boundary of Kelseyville would be adequate. He said they would have to factor in terrain and distance for the voids they are trying to fill in the network. He said there is another property in that proximity, which has an Industrial General Plan designation, that probably has a willing property owner and staff can connect the two.

Comm. Deuchar said that it is clear how the public feels about the location of this cell tower. He said according to the staff report it is outside the parameters of the land use guidelines and it would be hard for him to be in support of this.

Comm. Sullivan agreed with Comm. Deuchar and asked for a motion.

Comm. Schoux stated for the record, that projects that are denied are not subject to CEQA.

Comm. Schoux moved, 2nd by Comm. Rosehill that the Planning Commission find that the 5660 Staheli Drive, Kelseyville, property does not meet the requirements of Section 51.4 of the Lake County Zoning Ordinance and therefore deny the Major Use Permit subject to the conditions and with the findings listed in the staff report dated December 3, 2015.

USE PERMIT DENIAL 4 Ayes 0 Noes 1 Absent (Comm. Malley)

Comm. noted that there is a seven (7) calendar day appeal period provided by the Lake County Zoning Ordinance.



Alternative Site Analysis

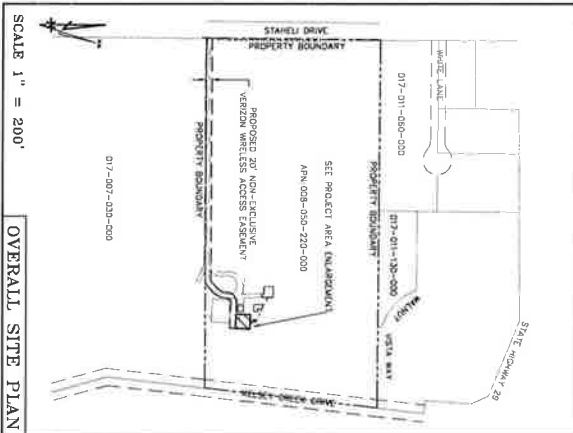
**Verizon Wireless Telecommunications Facility
"Hwy 29 and Live Oak Drive"**

**Monopine Telecommunications Tower
APN: 008-050-220-000**

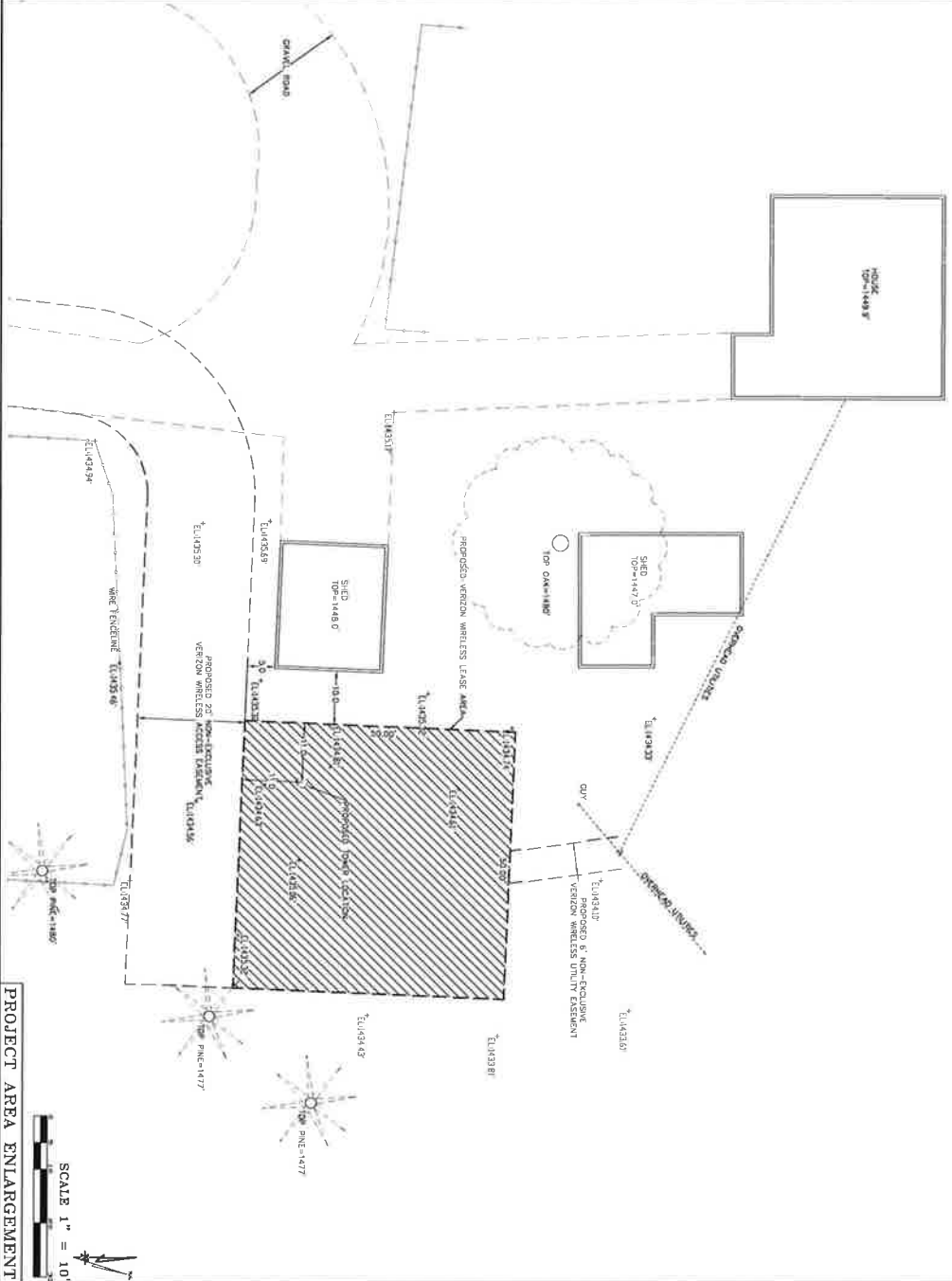
April 04, 2016

**Summary of Site Evaluations and Technical Evidence
Conducted by Epic Wireless Group, Inc.**

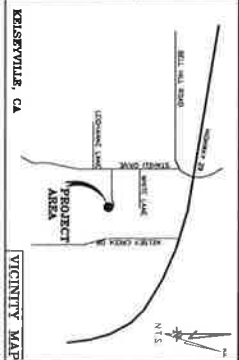
ICM Engineering 1226 West 12th Street Anchorage, Alaska 99501-3010 (907) 562-5128 ext. 200 Fax: (907) 562-5128	Engineering - Planning 1226 West 12th Street Anchorage, Alaska 99501-3010 (907) 562-5128 ext. 200 Fax: (907) 562-5128
Project Name: 1997-29 - UAF DMU Drive	Project Location: 5640 Steese Drive Anchorage, Alaska 99518 UAF DMU Drive UAF DMU Drive UAF DMU Drive
Date of Observation: 12-10-04	Equipment/Procedure used to Obtain Coordinates: Trimble Receiver Point A set, processed with PostProcessor software
Type of Antenna Mount: Robotic Tripod	Coordinates: 61° 37' 48.58" (NAD83) N 127° 50' 18.96" (NAD83) Longitude: W 122° 50' 22.77" (NAD83) W 122° 50' 18.97" (NAD83)
LOCATION of Points at Station Number: 1+35.000	Comments: The monumented station is located on the right side of the road, near the intersection of the road and the UAF DMU Drive. The monument is a concrete pillar with a metal cap. The monument is located on the right side of the road, near the intersection of the road and the UAF DMU Drive. The monument is a concrete pillar with a metal cap. The monument is located on the right side of the road, near the intersection of the road and the UAF DMU Drive. The monument is a concrete pillar with a metal cap.

[illegible]

DATE OF SURVEY: 10-10-14
 STATE OF SURVEY: UNDER CONTRACT OF KENNETH S. GILL, JR. (SEE 14053)
 LOCATED IN THE COUNTY OF LAKE STATE OF CALIFORNIA
 BEING THE SECTIONS 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 8



Paragraph 5 is used by noncustodial grand and great-grandparents to request visitation with their grandchild. This is not a boundary since this is a specialized court proceeding and the property laws and legal and non-legalistic information are not property laws and legal and non-legalistic information are not available. Information about the field staff of the court is not included in this paragraph. The field staff of the court are not included in this paragraph. The field staff of the court are not included in this paragraph.



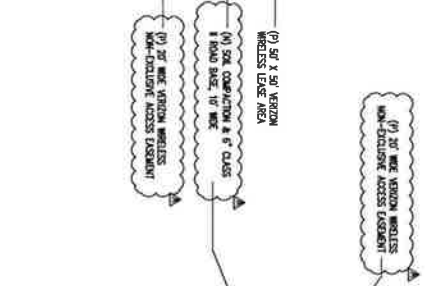
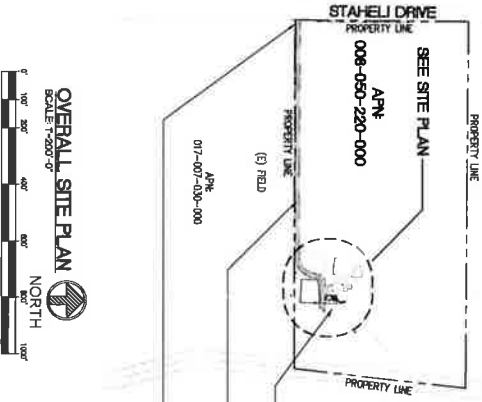
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OPS		
EE\OUT		

GEIL ENGINEERING
BUILDINGS • ELEVATORS • PLUMBING
1808 HUGH STREET
AUSTIN, CALIFORNIA 90008
phone: (909) 805-0480
fax: (909) 803-1309

**HWY29-LIVE OAK
DRIVE
5660 STAHEL DRIVE
KELSEYVILLE, CA 95451
PLOT PLAN AND
SITE TOPOGRAPHY**



REV	02-23-18 N. BOWEN	DRAWING SUBMITTAL	REV	
REV	02-23-18 N. BOWEN	REDUCED TOPER TYPE	REV	
REV	02-23-18 N. BOWEN	CASHEMENT WOOD	REV	
REV			REV	
REV			REV	



DATE	DESCRIPTION	BY
07/02/15	REV 001	ATM
07/02/15	REV 002	ATM
07/02/15	REV 003	ATM
07/02/15	REV 004	ATM
07/02/15	REV 005	ATM
07/02/15	REV 006	ATM
07/02/15	REV 007	ATM
07/02/15	REV 008	ATM
07/02/15	REV 009	ATM
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07/02/15	REV 098	ATM
07/02/15	REV 099	ATM
07/02/15	REV 100	ATM

SHEET TITLE:
OVERALL SITE PLAN
& SITE PLAN

ISSUE STATUS

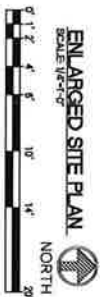
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ATM Engineering
Tim McFarland, SE
2325 East Blawie Street
Folsom, CA 95650
Phone: 916-839-7900
Direct: 916-934-5177
Email: tim@atmengineering.com

EPIC
WIRELESS GROUP, INC.

HWY 29/LIVE OAK DR.
PS LOCATION #: 297519
5660 STAHELI DR.,
KELSEYVILLE, CA 95451

verizon wireless
VERIZON WIRELESS, 295 PARKSHORE DRIVE, FOLSOM, CA 95630



- (1) (10) (P) BROS-12 LUNTS W/ 42 RECEIVERS W/ (1) STICKED FEEL SENSOR
- (2) (12) (P) VERIZON WIRELESS 8' ANTENNAS
- (3) (2) (P) RANCHO SURE SUPPLESSORS
- (4) (P) SR. MONITORING W/ 5' OF BRANCHES
- (5) (3) (P) TR-SECTOR MOUNTS
- (6) (12) (P) ANTENNA MOUNTS
- (7) (2) (P) 6' MASTING DOWNS

SHEET TITLE:
**ENLARGED SITE PLAN
& ANTENNA PLAN**

A-2

ATM Engineering
 Tim McFarland, SE
 2525 East Bidwell Street
 Folsom, CA 95630
 Phone: 916-859-7300
 Direct: 916-934-5177
 Email: tim@atm-engineering.com
 STAMP



EPIC
WIRELESS GROUP, INC.

HWY 29/LIVE OAK DR.
PS LOCATION #: 297519
5660 STAHEL DR.,
KELSEYVILLE, CA 95451



VERIZON WIRELESS, 255 PARKSHORE DRIVE, FOLSOM, CA 95630



I. Executive Summary

In the summer of 2014 Epic Wireless Group, Inc. was contracted to identify a wireless site location and design to serve a significant gap in wireless coverage identified by Verizon Wireless in the vicinity of Kelseyville, California within the County of Lake. After conducting a thorough research and evaluation of existing buildings and structures in the area that would accommodate a collocation, Verizon Wireless determined a new tower must be constructed to adequately meet the coverage and capacity goals. An additional review was conducted by Epic Wireless at the request of planning staff which led to the conclusion that the presently proposed monopine located on a Rural Residential zoned parcel at APN 008-050-220-000 is the least intrusive site that can offer the needed coverage to the area suffering from a significant gap in coverage.

II. Coverage Objective

Area resident requests, customer complaints, and Verizon Wireless RF Engineers have confirmed a significant wireless coverage gap in the Kelseyville area of Lake County specifically in the downtown area and along major thoroughways such as Highway 29. The coverage objective is detailed in the attached coverage maps provided by Verizon Wireless RF Engineers. The coverage maps indicate a lack in coverage denoted as blue and red coloring. The lack of coverage entirely engulfs the town of Kelseyville and the immediate surrounding areas. This area of Kelseyville consists of multiple single and multi-family residential uses, small commercial and light industrial businesses, schools, and major highways. It is Verizon Wireless' goal to provide exceptional coverage to all of its current and future customers by filling existing significant gaps in coverage as identified in this section of Lake County. The number of residents, business owners, office works, and travelers that would benefit from this proposal each day are numbered in the thousands. Local Lake County law enforcement agencies and fire districts are in support of increased cell coverage throughout the County. The current state of limited cell coverage has been proven to be an impediment for these agencies to perform their critical first response duties. In addition, the new tower will allow for collocation opportunities that may attract other carriers to this location in order to provide more enhanced coverage from multiple carriers and limit the need for additional cell facilities in the future.

III. Methodology

In identifying the least intrusive site location and design, Verizon Wireless looks to local municipal code, ordinances, and general plans to identify the values significant to the local community for placement of wireless facilities. In addition, each proposed site must meet minimum requirements of a willing landlord, feasible construction, road access, available telephone and electrical utilities as well as compliance with local zoning requirements. In completing its site alternatives analysis, Epic Wireless first looked for collocation opportunities which could provide service to the identified coverage gap. Verizon Wireless first attempted to identify existing cell towers for collocation. No existing cell towers were identified in the area that could provide the needed coverage. At the request of planning staff, alternative locations were reviewed to determine their ability to provide adequate coverage to the areas suffering from a significant gap in coverage. Additional coverage maps are attached that include the comparison coverage of alternative sites. The alternative site coverage maps depict poor coverage in red and yellow. Each of the below locations were determined to be inadequate for various reasons explained below.



1. Test 1 (4695 Cole Creek Road): The identified location was submitted for review by the Lake County Planning Department. This site was evaluated by Verizon Wireless RF Engineers to determine if the site could provide adequate coverage to fill the significant gap in coverage. The site was determined to be located to far south from the targeted area. Coverage is greatly diminished as shown on the attached coverage maps.

2. Test 2 (6738 Live Oak Drive): The identified location was submitted for review by the Kelseyville Business Association. This site was evaluated by Verizon Wireless RF Engineers to determine if the site could provide adequate coverage to fill the significant gap in coverage. It was determined that the site location would require the height of the tower to be taller than the proposed facility at 5660 Staheli Dr. in order to provide improved coverage. The coverage would not be as comprehensive as the proposed location and would require a taller and more visible facility that would be adjacent to residential uses. No other environmental or title issues have been evaluated with this site. The coverage from this alternative location is detailed in the attached coverage maps.

3. Test 3 (4820 Loasa Road): The identified location was submitted for review by the Lake County Planning Department. This site was evaluated by Verizon Wireless RF Engineers to determine if the site could provide adequate coverage to fill the significant gap in coverage. The site was determined to be located to far north from the targeted area. Coverage is greatly diminished as shown on the attached coverage maps.

The attached coverage maps are generated by Verizon Wireless Radio Frequency Engineers and supersede any online maps found. These are property of Verizon Wireless and demonstrate weak points of coverage and capacity within their network. Green depicts good cell coverage while red and yellow depict none to poor coverage. The proposed location is near the rear of a rural parcel adjacent to a large tree grove. The facility has been designed as a monopine tree to better blend with the surrounding environment.

The height of the tower was previously proposed at 75'. This height was preferred by Verizon Wireless to accommodate their equipment and provide the best coverage to the surrounding area. After neighbor concerns regarding the height of the tower, Verizon Wireless was able to reduce the height of the facility to 64' and determined the reduced height of the tower could still offer significantly improved coverage. With the tower at a height of 64', this provides a centerline of 55' for Verizon Wireless antennas. The centerline of the antennas along with other factors such as surrounding topography and physical obstacles (buildings and trees) play a part in determining the degree of operational path loss or coverage loss. The higher the antennas the greater chance they are shooting a signal above any obstacles that may decrease the operational path of the antennas. In addition, the tower has been designed to accommodate future collocation of other carriers as preferred by the County.

IV. Conclusion

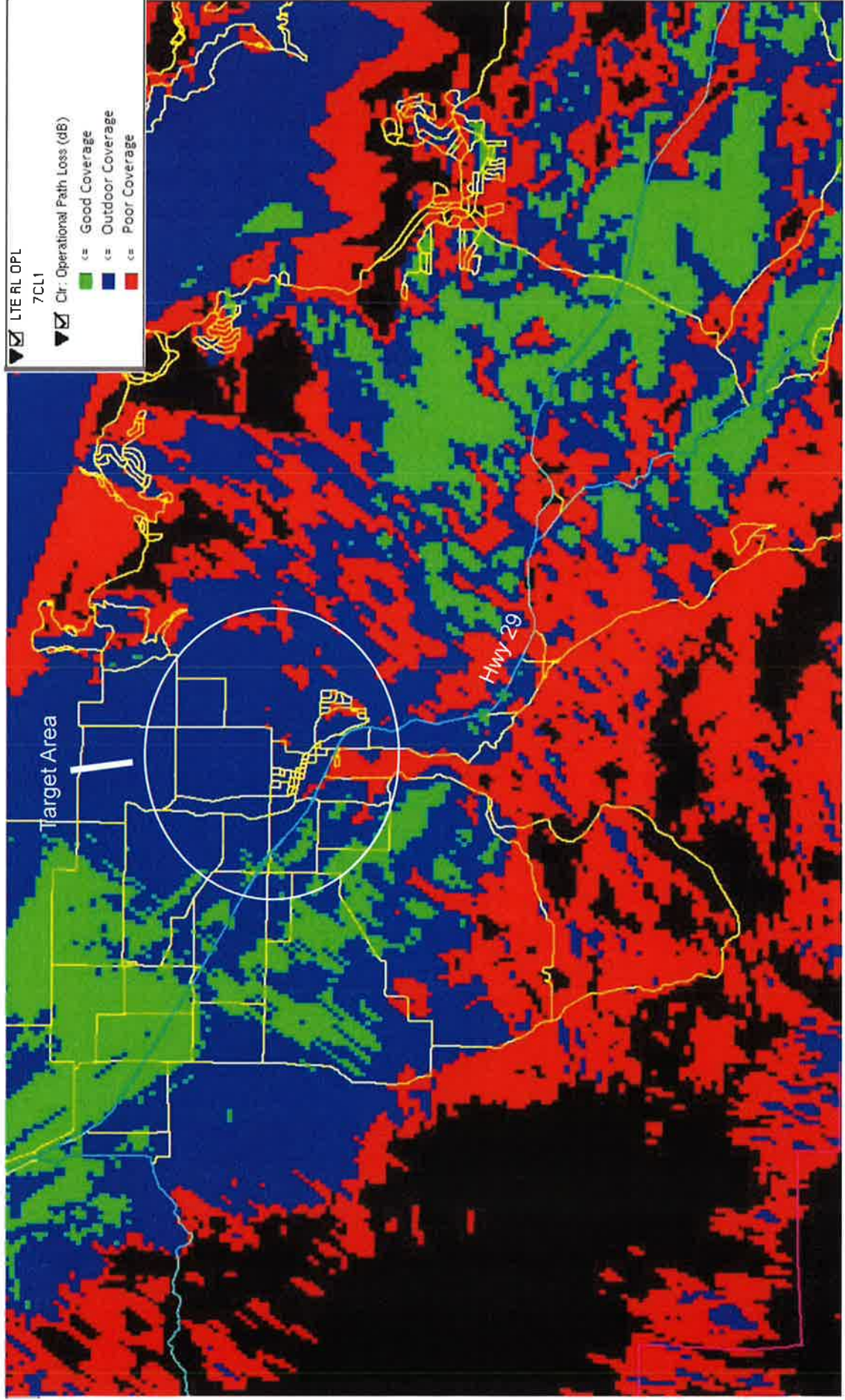
The identified site location and design of the proposed facility represents a thorough and responsible investigation of the alternative collocation possibilities. Verizon Wireless, with the help of Epic Wireless and Verizon Wireless RF Engineers, has determined the proposed site to be the best available location for a new wireless telecommunication facility in order to service the desired coverage objective and provide coverage to the existing residents, businesses, and travelers. This facility is believed to have the least impacts to the community while offering future opportunity for other carriers to collocate.



Existing Coverage

HWY 29 LIVE OAK DR

Objective: Provide contiguous VOLTE coverage in Kelseyville.

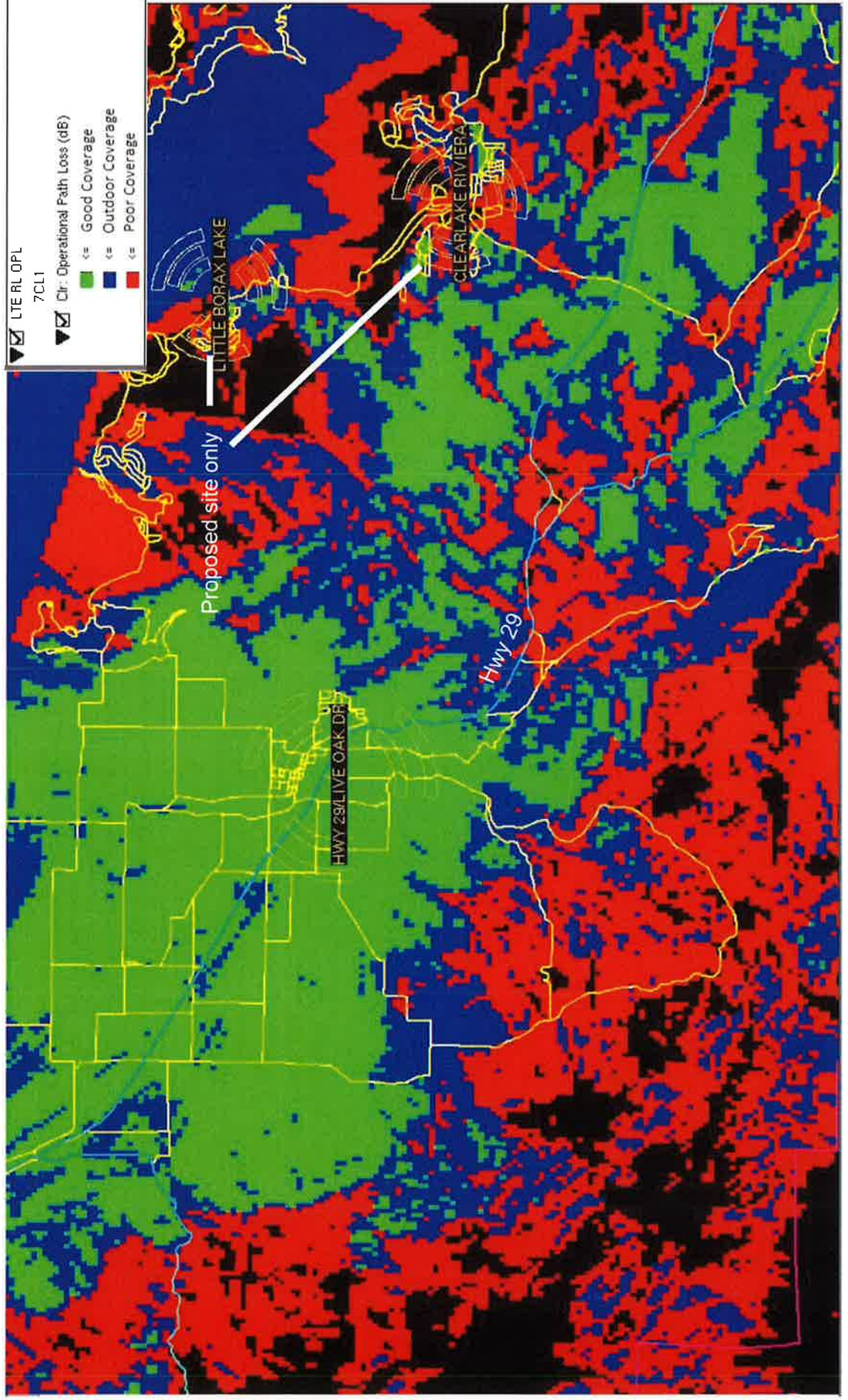




Proposed Coverage

HWY 29 LIVE OAK DR

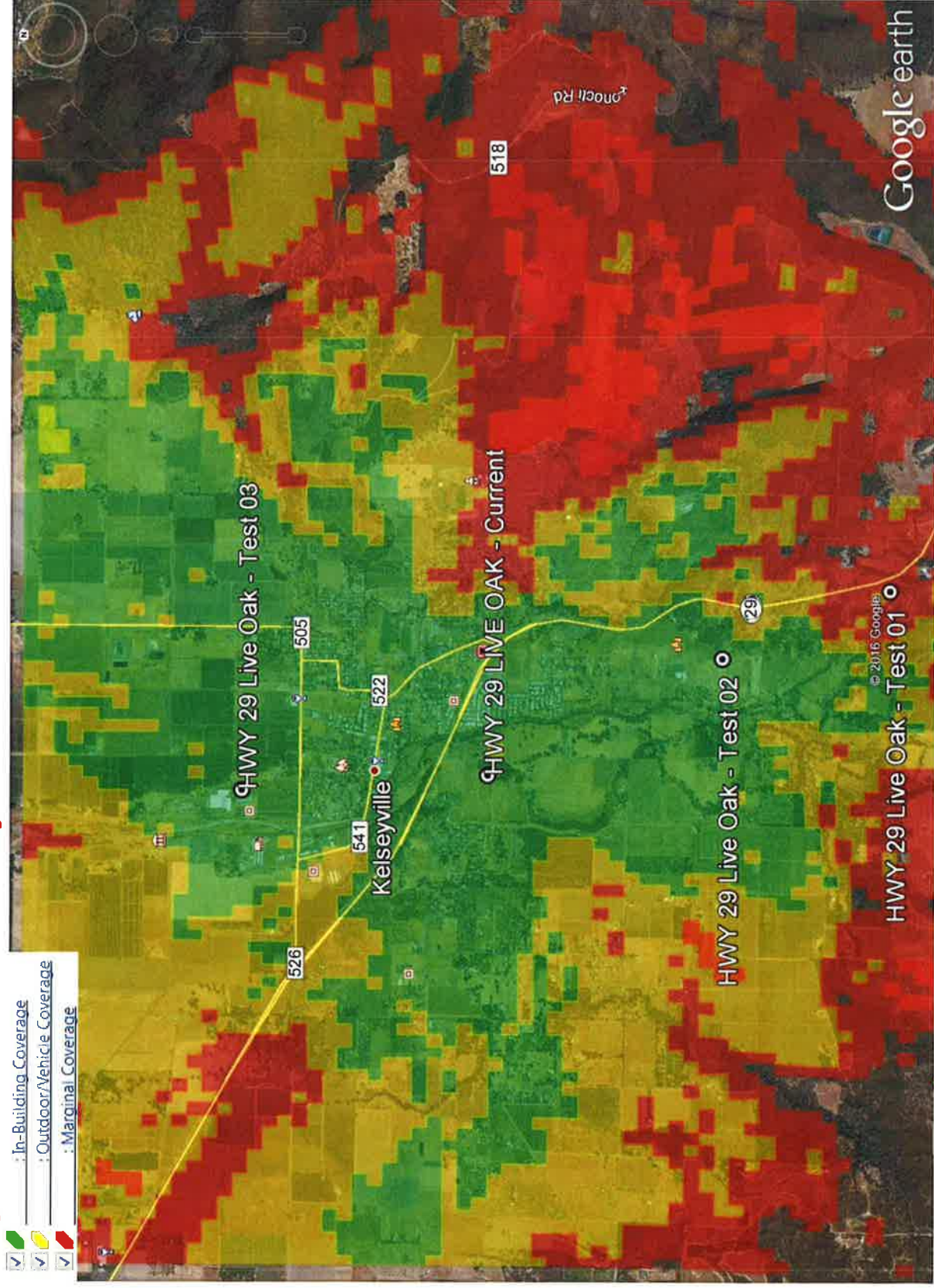
Proposed Coverage



Proposed tower at 5660 Staheli Dr

HWY 29 LIVE OAK DR

Proposed Candidate Facility

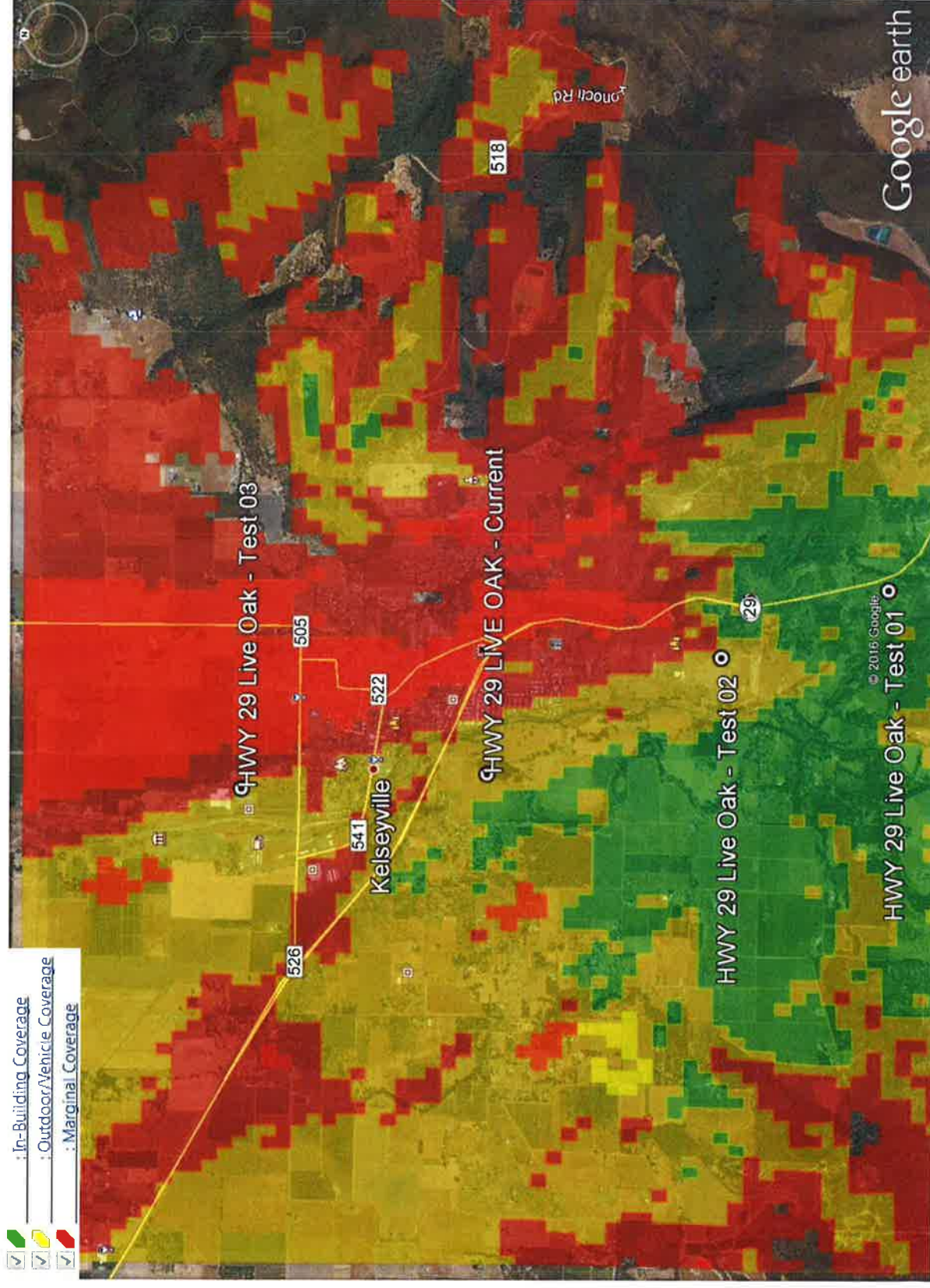


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Alternative Candidate: Test #1

HWY 29 LIVE OAK DR

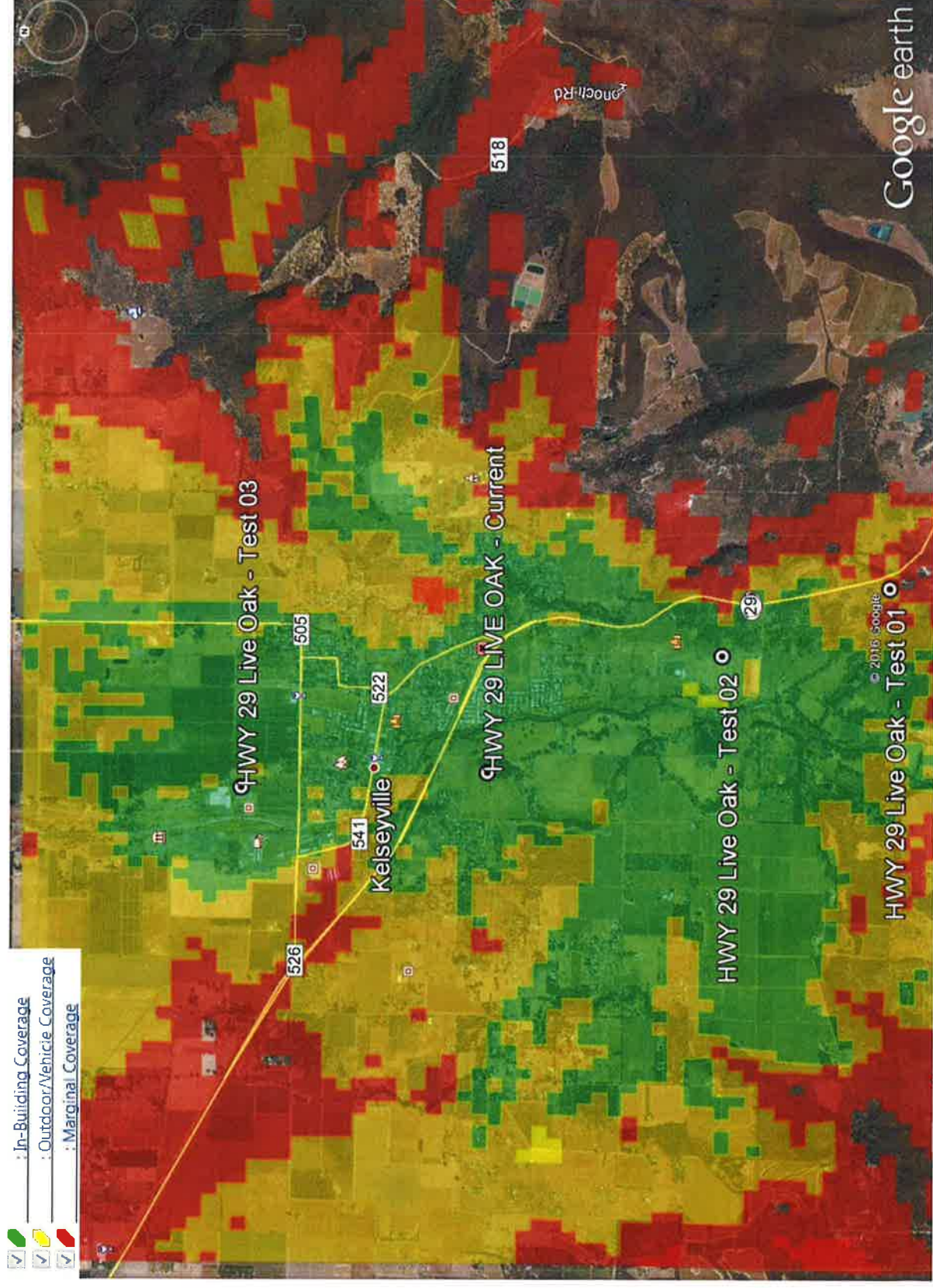
Test Candidate 01 Facility



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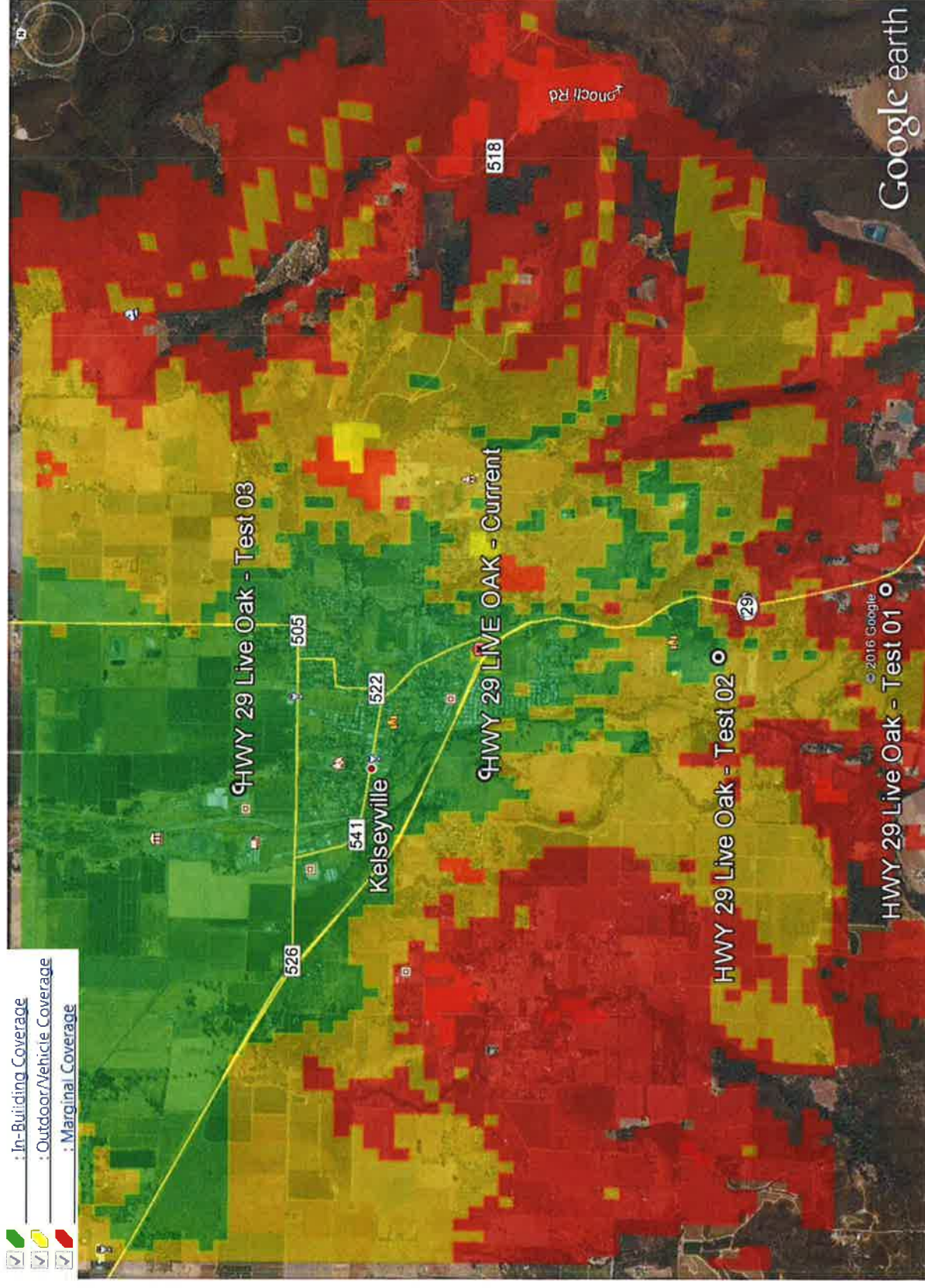
HWY 29 LIVE OAK DR

Test Candidate 02 Facility



HWY 29 LIVE OAK DR

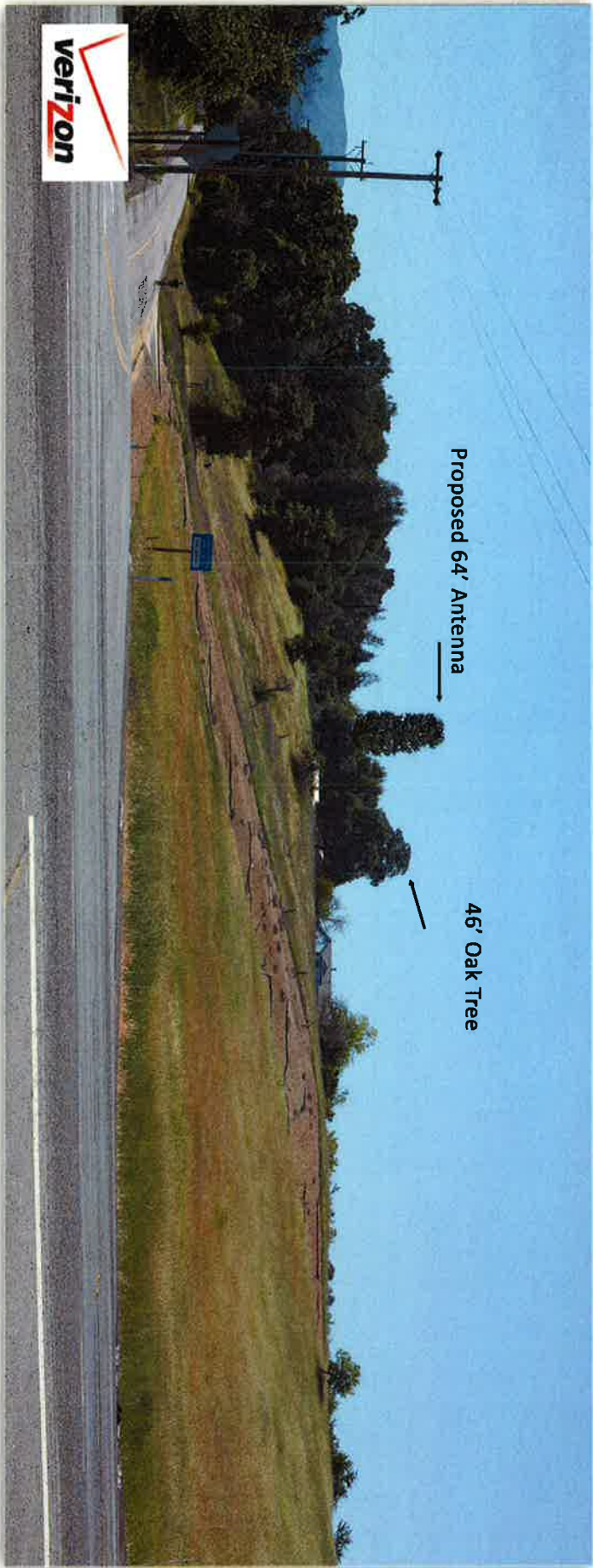
Test Candidate 03 Facility



Location: Hwy29/Live Oak Dr 5660 Staheli Dr, Kelseyville, CA 95451 (Revision 1)



Planned Work: Add 64 Foot Monotree



View Three: looking from the northeast

Aerial View of Planned Facility

LOCATION: HWY29/LIVE OAK DRIVE (REVISION 1)

5660 Staheli Dr, Kelseyville, CA 95451

Planned Equipment: 64' monotree with 5' of branches



Location: Hwy 29/Live Oak Drive 5660 Staheli Dr, Kelseyville, CA 95451 (Revision 1)



Planned Work: Add 64 Foot Monotree with 5' of branches



View One: looking from the north

Location: Hwy29/Live Oak Dr 5660 Staheli Dr, Kelseyville, CA 95451 (Revision 1)



Planned Work: Add 64 Foot Monotree



View Four: looking from the west

Location:

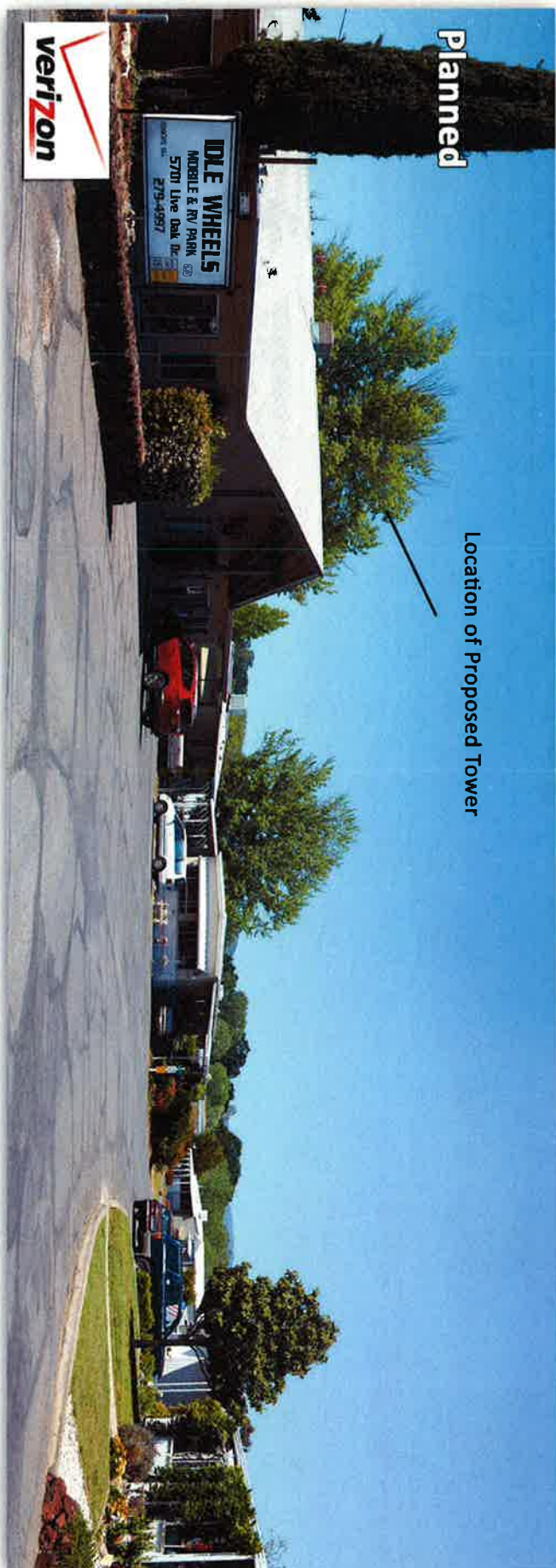
Hwy29/Live Oak Dr 5660 Staheli Dr, Kelseyville, CA 95451 (Revision 1)

Planned Equipment: Place 64 Foot monotree



Existing

Planned Work: Add 64 Foot Monotree



Planned

Location of Proposed Tower

View Two: looking from the east

January 2015

Dear Neighbors,

We are next door neighbors who live across the street from the old walnut orchard on Staheli Drive. Some of us in the neighborhood have serious concerns regarding the proposal by Verizon Wireless to install a 75 foot tall cell phone tower in the walnut orchard property, 5660 Staheli Drive. While most of us have cell phones and appreciate strong signals, we feel this industrial-type project is inappropriate for our quiet rural neighborhood.

Verizon wants to install:

- A 75 foot tall cellular antenna disguised as a pine tree. This is as tall as a 7 story building!
- 12 eight foot tall antennae and 2 six foot diameter satellite dishes
- 30 KW diesel powered backup generator and a 132 gallon fuel tank

These are our concerns:

1. This would be a **terrible eyesore** and is not compatible with the rural character of our quiet residential neighborhood of single family homes and vineyards.
2. Because of this eyesore, our **property values could decline**.
3. If approved, **this could set a precedence for more cell phone towers to be installed** on that same property, resulting in further decline of property values.

The Lake County General Plan says that these cell phone towers should be "**located away from residential and open space areas**." Also, cell phone companies are supposed to "**co-locate**" their towers on properties that already have towers. *We feel it's possible to work with Verizon to find a more appropriate site for their tower in our area*, such as some of the commercial properties on Main Street as it goes towards Finley. We hope the Planning Commission will ask Verizon to make a stronger effort to find other locations in commercial/industrial areas.

Neighbors who have concerns about this project will need to write a letter to the Planning Commission (255 N. Forbes Street, Lakeport, 95453) before January 14th or voice your concerns at the **January 14th meeting of the Planning Commission at 9:15 am**. Or just come to the meeting to learn more about this project.

Public Hearing – Thursday, January 14 at 9:15 am

Board of Supervisors chambers on 255 N. Forbes Street in Lakeport

The staff report is available from the county Planning Department at 263-2221. The planners have been very helpful in providing us with detailed information about this proposal.

Thank you very much.

Sincerely,

Nina Marino, 245-7579

Valerie Euart Carlton, 349-3140

ITEM 2
9:15 AM
January 14, 2015
Rec'd Just before hearing

Richard Coel

From: Rob Brown
Sent: Wednesday, January 06, 2016 10:28 AM
To: Jack Buell
Cc: Richard Coel
Subject: Re: Verizon Cell tower

Thank you Jack, I will forward this to Planning

Sent from my iPad

> On Jan 6, 2016, at 9:11 AM, "Jack Buell" <jbuell1@gmail.com> wrote:

>

> Hey Rob, hope this reaches you.

>

> I support the tower for the following reasons

>

> 1) verizon coverage on Live Oak and anywhere in downtown kelseyville is at a 1x coverage, not 3G, should and could be LTE

>

> 2) during the Sunday morning of the Valley fire, I was at church, I was not able to communicate via text with our Hospital incident command center while running the sound board due to the 1x coverage. many texts and voice mails are not received at my home, downtown Kelseyville or Live Oak

>

> 3) with the shooting that happened on Live Oak a few years back, i was not aware of a suspect still at large while I was home. I only learned about this while speaking with my neighbor in the middle of the street. nixle alerts are not regularly received in or around Kelseyville on Verizon service

>

> 4) many visitors to our county are guided to our businesses by mobile phone apps. not having a Verizon tower around Kelseyville means we are missing out on opportunities for outside \$\$ to be spent in Kelseyville.

>

> 5) this infrastructure is always in the positive column or negative column when businesses or people are considering options to live/work. not having it hurts our community. having it, means we are able to communicate effectively. cellular communications are a way of life.

>

> thanks for listening and I hope you are supportive of this added infrastructure to our county. Please share with the other supervisors if you wish.

>

>

> Jack Buell

RECEIVED

JAN 08 2016

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Planning Comm
255 N Forbes
Lakeport, CA 95453

Keith

Item 2
9:15 Am
January 14, 2016
Rec'd just before
hearing

Dear Planning Commission,

I agree with my neighbors on Stakeli Drive that object to the Verizon Wireless to install a 75 foot cell phone tower in the walnut orchard property, 5660 Stakeli Dr.

I believe it would be a terrible eyesore & that property values could decline.

Along with the above, I can't help but think that the residents, in part, purchased their homes because of the beautiful and pristine view of Konocti we enjoy. It would be a shame to do anything to interfere with that. I believe the right thing to do would be to find a more suitable place for the Verizon tower and other equipment.

Please help our neighbors and us to continue to enjoy our scenery in our quiet residential neighborhood of single family homes and vineyards.

Thank you.

Sincerely,

Betty & Morrell Fraser
5715 Stakeli Dr.
Kelseyville, CA 95451

January 2015

Dear Neighbors,

We are next door neighbors who live across the street from the old walnut orchard on Staheli Drive. Some of us in the neighborhood have serious concerns regarding the proposal by Verizon Wireless to install a 75 foot tall cell phone tower in the walnut orchard property, 5660 Staheli Drive. While most of us have cell phones and appreciate strong signals, we feel this industrial-type project is inappropriate for our quiet rural neighborhood.

Verizon wants to install:

- A 75 foot tall cellular antenna disguised as a pine tree. This is as tall as a 7 story building!
- 12 eight foot tall antennae and 2 six foot diameter satellite dishes
- 30 KW diesel powered backup generator and a 132 gallon fuel tank

These are our concerns:

1. This would be a **terrible eyesore** and is not compatible with the rural character of our quiet residential neighborhood of single family homes and vineyards.
2. Because of this eyesore, our **property values could decline**.
3. If approved, **this could set a precedence for more cell phone towers to be installed** on that same property, resulting in further decline of property values.

The Lake County General Plan says that these cell phone towers should be "**located away from residential and open space areas.**" Also, cell phone companies are supposed to "**co-locate**" their towers on properties that already have towers. *We feel it's possible to work with Verizon to find a more appropriate site for their tower in our area*, such as some of the commercial properties on Main Street as it goes towards Finley. We hope the Planning Commission will ask Verizon to make a stronger effort to find other locations in commercial/industrial areas.

Neighbors who have concerns about this project will need to write a letter to the Planning Commission (255 N. Forbes Street, Lakeport, 95453) before January 14th or voice your concerns at the **January 14th meeting of the Planning Commission at 9:15 am**. Or just come to the meeting to learn more about this project.

Public Hearing – Thursday, January 14 at 9:15 am

Board of Supervisors chambers on 255 N. Forbes Street in Lakeport

The staff report is available from the county Planning Department at 263-2221. The planners have been very helpful in providing us with detailed information about this proposal.

Thank you very much.

Sincerely,

Nina Marino, 245-7579

Valerie Euart Carlton, 349-3140

ITEM 2

9:15 AM

January 14, 2015
Rec'd Sust A
before hearing

Keith Gronendyke

To: Andrew Lesa
Subject: Kelseyville Verizon cell tower Use Permit Application
Attachments: 15-10 Verizon PC denial letter.docx

Good Afternoon Mr. Lesa:

I have attached a letter concerning the above noted application for your review in which it details that on January 14, 2016, the Verizon cell antenna proposed in Kelseyville was denied by the Planning Commission. In discussions with the Community Development Director, he indicated that an alternative site that maybe would not draw so much opposition could be located on the north side of Kelseyville at 4825 Loasa Drive, or at the Granite Construction asphalt plant at 3550 Big Valley Road in north Kelseyville as well. If you have any questions, please feel free to contact me.

Keith Gronendyke
County of Lake
Associate Planner

Rec'd after
hearing

RECEIVED

JAN 19 2016

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Dear Planning Commission:

I am writing this letter to express my discontent with the proposal of a Major Use Permit to construct a new seventy-five foot tall monopole cellular antenna disguised as an evergreen tree by Verizon Wireless. As a 30+ year Lake County resident and a 20 year resident at 5685 Staheli Dr. I feel that this project sends the wrong message about our quiet, beautiful and rural community.

With the installation of this seventy-five foot tall monopole cellular antenna we will be distorting the view tourists have of Lake County. Those being unique experiences, world class views and vistas, and award winning wines. However, most important of all the seventy-five foot tall monopole cellular antenna would be hurting our neighbors and fellow community citizens. It would create an eyesore for the community which could lead to a decrease in home values. In 2014, a survey was done by the National Institute for Science, Law and Public Policy (NISLAPP) in Washington, D.C. which showed that 94% of the 1,000 respondents reported cell towers and antennas would impact the interest in a property and the price they would be willing to pay for it. More surprisingly is that 79% of the respondents said in no way they would purchase or rent a property within a few blocks of a cell tower or antenna.

Although, I am not supportive of the current placement of the tower. I do however, support Verizon to look at other options for their seventy-five foot tall monopole cellular antenna. Such options should be ones that will not affect others in

the community but rather benefit the community.

I would like to reiterate my non-approval of the Major Use Permit to construct a new seventy-five foot tall monopole cellular antenna disguised as an evergreen tree. Not only will it decrease our property values but it will also create an eyesore for the community and the neighbors. I truly hope the Planning Commission decides to forgo this option and advise Verizon to look at a different location.

Sincerely,

Salvador Barba

Salvador Barba
5685 Stahel Dr
Kelseyville CA 95451

RECEIVED

JAN 19 2016

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

Planning Commission
255 W Forbes Street
Lakeport, CA 95453

Item 2
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Thank you.

Sincerely,

Betty + Morritt Fraser
5715 Stakeli Dr.
Kelseyville, CA 95451

January 2015



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LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

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Board of Supervisors chambers on 255 N. Forbes Street in Lakeport

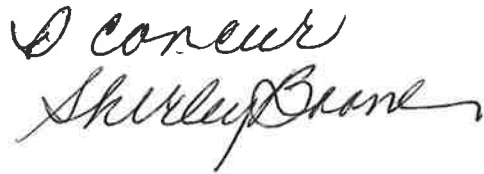
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Thank you very much.

Sincerely,

Nina Marino, 245-7579

Valerie Euart Carlton

Two handwritten signatures in black ink. The first signature, "D Conner", is written in a cursive style. The second signature, "Sherry Brane", is also in cursive and appears to be written below the first signature.

From: Janice Donaldson donaldson.janice@gmail.com
Subject: Re: Verizon Tower on Staheli Drive, Kelseyville CA. 95451
Date: Today at 7:22 PM
To: Janice Donaldson donaldson.janice@gmail.com

Sent from my iPhone

On Jan 10, 2016, at 7:20 PM, Janice Donaldson
<donaldson.janice@gmail.com> wrote:



Mark & Janice Donaldson
3555 Bell Hill Road
Kelseyville, CA 95451

Sent from my iPhone

On Jan 9, 2016, at 3:34 PM, Janice Donaldson
<donaldson.janice@gmail.com> wrote:

To: Planning Commission

This is in regards to the Verizon tower. That may be put in to Staheli Drive, Kelseyville CA. 95451. Our concerns are with, the General Plan says that these cell phone towers should be located " AWAY from RESIDENTIAL and OPEN SPACE AREAS." Also, cell phone companies are supposed to "CO-LOCATE" their towers on properties that already have towers. We are worried about our property value. We ask that you take our voice into consideration and have Verizon locate elsewhere.

Thank you for your time and energy. My wife Janice, my children and myself have no problem with service in this area. We all have Verizon!!!

Mark Donaldson

RECEIVED
after the hearing

JAN 14 2016

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

RECEIVED

JAN 13 2016

COUNTY OF LAKE
BOARD OF SUPERVISORS

Board of Supervisors

Hi my name is Shirley Boone
I live at 4289 Wilson Road, Kesayville
And I strongly oppose the location
of a cell tower just off of State Rd.

There must be more commercial
areas in which this tower could
be constructed.

I would appreciate that
this beautiful rural area I
live in, stay as rural as
possible.

Thank you

Shirley Boone

RECEIVED
after the hearing
JAN 14 2016

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT.

RECEIVED
JAN 13 2016
COUNTY OF LAKE
BOARD OF SUPERVISORS