

COUNTY OF LAKE
MAJOR USE PERMIT AND CATEGORICAL EXEMPTION (PL-25-15)

THE DERNA GROUP
COMMUNICATION TOWER CO-LOCATION
CONDITIONS OF APPROVAL

Expires if not used by: November 17, 2027

Pursuant to the approval of the Planning Commission on November 17, 2025 there is hereby granted to The Derna Group a Major Use Permit and Categorical Exemption (PL-25-15) with the following conditions of approval to allow the existing microwave tower facility to be approved for a wireless communication facility for co-location, including ancillary facilities. The facility consists of a 38-foot-tall lattice tower with equipment currently installed up to a height of 55 feet, and a 35-foot by 40-foot building for communication equipment, enclosed by an 8-foot-tall screening fence, located at 1135 Watertrough Road, Clearlake Oaks, CA (APN: 628-120-04), subject to the following terms and conditions.

A. GENERAL CONDITIONS

1. The use hereby permitted shall substantially conform to the current site & submitted plans received on July 22, 2024, and any conditions of approval imposed by the Major Use Permit (PL-25-15) and the review authority to allow an existing 55-foot-tall wireless communication equipment on top of the existing 38-foot tall tower within a leased area containing a 35-foot by 40-foot support equipment building. The project area is enclosed by an approximately 8-foot-tall chain-link fence as shown on the site plan submitted.

The Community Development Director may approve, in writing, minor modifications that do not result in increased environmental impacts.

2. This permit does not abridge or supersede the regulatory powers or permit requirements of any federal, state, local agency, special district or department which may retain a regulatory or advisory function as specified by statute or ordinance. The permittee shall obtain permits as may be required from each agency.
3. The permit holder is responsible for insuring that all project workers are informed of, understand, and agree to abide by the approved plans and project conditions.
4. This permit may be revoked if the use for which the permit was granted is conducted as to be detrimental to public health, safety, or welfare or as to be a nuisance. This permit shall be valid until it expires or is revoked pursuant to the terms of this permit and/or Chapter 21 of the Lake County Code.
5. All construction shall be reviewed and approved by a *California-Licensed Professional Civil Engineer or Architect*, and be constructed to those specifications, subject to review and approval of the Community Development Department.
6. If a Communications Tower remains unused for a period of 12 consecutive months, the owner or operator shall dismantle and remove the communications equipment related to this permit for co-location on the tower and inside of the equipment building within six months of the expiration of such 12 month period.
7. The Lake County Building Official may require special engineering for the tower and mechanical equipment at the time when the building permit(s) are under review.
8. Prior to building permit final, the permit holder shall comply with all of the regulations and/or requirements of the Northshore Fire Protection District. The permittee shall contact the Northshore Fire Protection District for details.
9. This permit shall be null and void if not used by November 17, 2026, unless extended, or if the use is abandoned for a period of two years.
10. On-site storage of any items unrelated to the tower within the leased area is prohibited.
11. Antennas and antenna towers shall be inspected, following significant storm or seismic events, by a structural engineer licensed in the state of California to assess their structural integrity, and a report of the engineer's findings shall be submitted to the Community Development Department. Costs of inspection and reporting shall be borne

by the permit holder. If an inspection is necessary, the current inspection fee shall be paid to the County to cover the cost of County Staff for doing the inspection and any and all follow-up activities that are necessary.

12. The equipment supporting the tower shall be painted with flat earth-tone paint. All equipment, including the tower, shall be regularly maintained and painted as needed.
13. All ancillary buildings, poles, towers, antenna supports, antennas, and other components or telecommunication facilities shall be of a color or combination of colors approved by the Appropriate Authority. If the facility is conditioned to require paint, it shall initially be painted with a flat paint color approved by the Appropriate Authority and thereafter repainted as necessary with a flat paint color. Components of the telecommunication facility which will be viewed against soils, trees, or grasslands shall be of a color matching these landscapes.
14. Prior to operation, the permittee shall contact the Lake County Building Department to conduct an inspection to verify that the site is Public Resource Code 4290 and 4291, and Wildland Urban Interface compliant.
15. Prior to operation, all gated entrances shall be two feet wider than the interior access aisle. All gates shall be equipped with a Knox box in accordance with the Northshore Fire Protection District to facilitate access for emergency service providers.
16. Prior to operation, address numbers shall be displayed in contrasting colors (4" min. size) and readable from the street or access road.
17. At the discretion of the Northshore Fire Protection District, portable fire extinguishers shall be installed at designated areas on the site. Prior to operation, the permittee shall contact the Northshore Fire Protection District to coordinate a site visit to confirm that this condition is met.

B. AESTHETICS

1. All lighting shall be downcast and shall not be directly visible from public roads or neighboring lots. All lighting shall comply with fixture recommendations found in darksky.org.

C. HAZARDS & HAZARDOUS MATERIALS

1. All equipment shall be maintained and operated in a manner that minimizes any spill or leak of hazardous materials. Hazardous materials and contaminated soil shall be stored, transported and disposed of consistent with applicable local, state and federal regulations.
2. Storage of hazardous materials equal to or greater than 55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of compressed gas will require the permittee shall submit a *Hazardous Material Business Plan* to the Division of Environmental Health via the California Electronic Reporting System (CERS) and it shall be renewed and/or update annually or if quantities increase. If the amount of hazardous materials is less than the above quantities, the permittee must complete and submit a *Hazardous Materials and Waste Registration Form* with the Division of Environmental Health. The permittee shall submit a copy of all necessary documents to the Community Development Department prior to issuance of any building permits.

D. ONGOING OPERATIONS AND EXPIRATION

1. The permit holder shall permit the County of Lake or representative(s) or designee(s) to make periodic and/or annual inspections at any reasonable time deemed necessary in order to assure that the activity being performed under authority of this permit is in accordance with the terms and conditions prescribed herein.
2. This permit shall be valid for an indefinite period of time unless it expires or is revoked pursuant to the terms of this permit and/or Chapter 21 of the Lake County Code.
3. The site shall be restored to a tower with Microwave antennas on top, fire watch equipment and an empty equipment building surrounded by fencing within six months of termination of use or abandonment of the site for a period of 12 consecutive months.

E. GENERATOR REQUIREMENTS

1. California Public Utilities Commission (CPUC) Resiliency Plan Inclusion

- T-Mobile shall ensure that the geographic area served by its facility at 1135 Watertrough Road in Lake County, CA (Site ID BA90390A), has a 72-hour backup power generator as required pursuant to California State Law and the Public Utilities Commission (CPUC) Decision (D).20-07-011 and (D).21-02-029. T-Mobile shall connect to the existing onsite generator or a replacement onsite generator of equal or lesser environmental impact.
- T-Mobile shall ensure that the geographic area served by its facility at 1135 Watertrough Road in Lake County, CA (Site ID BA90390A), is addressed within its network-wide Resiliency Plan (Plan) submitted to the CPUC, consistent with Decision 20-07-011. In accordance with CPUC requirements, the Plan shall also describe how minimum service levels—such as 9-1-1 connectivity, receipt of emergency alerts, and basic data access—will be maintained in the area. This Plan shall identify this facility as either requiring equipment with backup power or as one supported by alternative network resiliency strategies sufficient to meet the 72-hour minimum service requirement established by the CPUC.

2. Proof of CPUC Adoption

- Within 90 days of a CPUC decision adopting the Plan, T-Mobile shall notify the County of Lake Community Development Department (CDD) of any CPUC decision changing the generator requirements with respect to the facility at 1135 Watertrough Road in Lake County, CA.

3. Generator Deployment

- If the facility at 1135 Watertrough Road in Lake County, CA (Site ID BA90390A) is determined by the CPUC to qualify for any of the exemptions to the generator deployment requirements and deployment of an onsite generator is not required, T-Mobile may disconnect from the onsite generator after providing the Community Development Department, Planning Division, with written consent by the CPUC that the site is exempt from emergency generator needs

Mireya G. Turner
Community Development Director

Prepared by: ms

By: _____
Pam Miles, Office Assistant III

Acceptance

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

Date: _____

Signature of permittee or authorized agent

Printed name of permittee or authorized agent