



County of Yolo

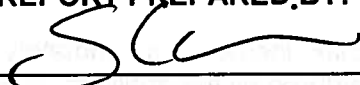
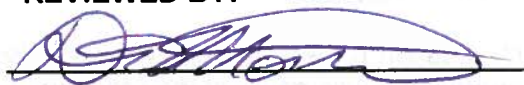
PLANNING AND PUBLIC WORKS DEPARTMENT

John Bencomo
DIRECTOR

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PLANNING COMMISSION STAFF REPORT

March 11, 2010

FILE #2009-033: Use Permit request to construct and operate an unstaffed wireless communications facility at the El Macero Country Club maintenance facility, adjacent to Mace Boulevard in south Davis (Attachment A).	
APPLICANT: Clear Wireless, LLC c/o Larry McDonough FMHC Corporation 367 Civic Drive, Suite 7 Pleasant Hill, CA 94523	OWNER: El Macero Country Club 44571 Clubhouse Dr. El Macero, CA 95618
LOCATION: 44571 Clubhouse Drive in El Macero, east side of Mace Boulevard in south Davis (APN: 068-130-06) (Attachment B). SUPERVISOR DISTRICT: 4 (Provenza) FIRE SEVERITY ZONE: None	GENERAL PLAN: Residential Low ZONING: Residential One-Family Zone (R-1) SOILS: Sycamore silt loam (Sp), drained (Class I); Yolo silt loam (Ya) (Class I). FLOOD ZONE: C (area outside the limits of the 500-year and 100-year flood plains).
ENVIRONMENTAL DETERMINATION: Negative Declaration	
REPORT PREPARED BY:  Stephanie B. Cormier, Associate Planner	REVIEWED BY:  David Morrison, Assistant Director

RECOMMENDED ACTIONS

That the Planning Commission take the following actions:

1. **HOLD** a public hearing and receive comments;
2. **ADOPT** the Negative Declaration as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines (**Attachment C**);
3. **ADOPT** the Findings (**Attachment D**); and
4. **APPROVE** the Use Permit subject to the Conditions of Approval (**Attachment E**).

REASONS FOR RECOMMENDED ACTIONS

The proposed project, as designed and conditioned, is consistent with the review criteria of the Wireless Communication Facilities Ordinance, adopted by Yolo County as part of the County Code (Section 8-2.2417). It is also consistent with the City of Davis Telecommunications Ordinance. The facility will be designed to work with nearby existing and planned Clearwire collocation sites to improve service along the Interstate 80 corridor, and provide new service to businesses, educators, residents, and safety personnel in the immediate area.

BACKGROUND

Clearwire is proposing to construct and operate an unstaffed wireless communications facility at the El Macero Country Club maintenance facility in order to provide wireless Internet and VOIP (voice over internet protocol) phone services to the south Davis area. The facility will be engineered to coordinate with nearby existing and planned Clearwire collocation sites to improve service and provide new service to the south Davis area, as well as augment the Clearwire network that will cover all of Davis and the surrounding unincorporated area.

The project proposal includes installation of a 70-foot "monopine" (simulated pine tree) pole to accommodate multiple wireless carriers. Adjoining Clearwire radio equipment (measuring 50-inch by 25-inch by 25-inch) would be placed at the base of the tower in a new locked fenced 2,400-square foot compound lease area, with room for future collocations. The proposed Clearwire antenna array consists of three 26-inch directional antennas (microwave dishes) placed at the 68-foot elevation; three 42-inch panel antennas placed at the 64-foot elevation; and three BTS (base transceiver station) units (**Attachment A**).

The facility would be located on the north side of the existing maintenance buildings for the El Macero County Club, which is screened by a sound wall on the east side of Mace Boulevard. Access to the site would be from an existing driveway to the mainenance facility, off Mace Boulevard, south of El Macero Drive.

STAFF ANALYSIS

Collocation on an existing AT&T wireless communications facility, located approximately three-fourths of a mile south of the proposed El Macero site, was considered by the applicant. However, according to a "search ring" analysis provided by the applicant, the tower is not within a distance to provide coverage for the desired service area proposed by the project. Thus, a new tower is proposed at the El Macero County Club maintenance facility, which has been determined to be within the parameters of the search ring provided by the applicant (**Attachment A**).

The applicant proposes to mitigate the visual impact of the facility by installing a stealth tower (simulated pine tree or "monopine"), with the Clearwire antenna array flush mounted at the top of the monopine. Noise output would not exceed existing ambient noise levels at the project site, which is composed primarily of traffic on Mace Boulevard. According to the applicant, Clearwire equipment is smaller and quieter than a home air conditioning system.

The facility will be located in a previously disturbed area on the north side of the existing maintenance buildings for the El Macero Country Club, which is screened by a sound wall on the east side of Mace Boulevard. Additionally, the project would be constructed to accommodate future collocations on the tower, and on the ground, by providing a 2,400-square foot compound lease area. A six-foot high chain link fence with green slats will surround the lease area, which will adjoin an existing six-foot high chain link fence with slats. A four-foot wide chain link gate with green slats

will provide an entrance to the Clearwire lease area. Clearwire's adjoining radio equipment is approximately the size of a legal filing cabinet. Electrical conduit will be undergrounded. According to the applicant, Clearwire has contacted Verizon Wireless, who has expressed interest in collocation should the project be approved.

No employees would need to be at the facility on a regular basis. After installation and optimization of the facility, normal access to the site by a technician would occur on a monthly basis for maintenance purposes only. Construction of the facility would be solely on country club property, and will not affect traffic on Mace Boulevard. The facility will not encroach upon or impact property access or any public rights of way.

Surrounding Land Uses and Setting: Land uses surrounding the site consist of residential properties (El Macero community and City of Davis residences located on the west side of Mace Boulevard), the El Macero Golf Course, Mace Boulevard, and local businesses. Interstate 80 is located less than one mile north of the proposed project site. The closest residence is approximately 200 feet west of the proposed site, located within the City of Davis. The closest El Macero residence is located approximately 500 feet to the east.

Aesthetics: The proposed facility would be located within a residential setting that could potentially be seen from various vantage locations. However, the stealth effects of the simulated pine tree, placed among mature vegetation of varying heights, are expected to lessen visual impacts. The tower and lease area are proposed to locate within the maintenance facility compound area, on the north side of some buildings, alongside a sound wall that screens El Macero from Mace Boulevard. Although the monopine would be seen from Mace Boulevard by some El Macero residents, and by residences located west of the facility within the City of Davis, views of the monopine would be partially screened by mature trees and large shrubs, and the sound wall. Views of the golf course would not be obstructed because the facility is not located on the green. In addition to mature foliage lining both sides of Mace Boulevard, utility poles line the east side of the street. The lease area would be entirely screened by the sound wall.

As indicated in the Findings (**Attachment D**), the proposed project is consistent with the criteria established by the Wireless Communications Facilities Ordinance (Section 8-2.2417 of the Yolo County Code) as follows:

- The site is adequate for the proposed wireless communication facility.
- Opportunities to collocate the subject facility on an existing facility are not available in the area.
- The facility as proposed is necessary for the provision of an efficient wireless communication system in the area.
- The development of the proposed wireless communication facility will not significantly affect the existing onsite topography and vegetation, or any designated public viewing area, scenic corridor, or any identified environmentally sensitive area or resource.
- The proposed wireless communication facility will not create a hazard for aircraft in flight and will not hinder aerial spraying operations.
- The applicant agrees to accept proposals from future applicants to collocate at the approved site.

Additionally, the project is in compliance with the 2030 General Plan goal of supporting a flexible network of utility services to sustain state-of-the-art community livability and economic growth. The proposed project will support Public Facilities and Services Policy PF-11.2 that states: *Encourage expanded coverage and enhanced quality for communication technology, such as mobile*

connectivity, high-speed wireless internet access, and emergency communication systems.

AGENCY COMMENTS

A “Request for Comments” was prepared and circulated for the proposed project from September 8, 2009, to September 25, 2009, and a courtesy notice was sent to nearly every El Macero resident, and all City of Davis residents within 1,500 feet of the project. (The legal requirement for noticing is 300 feet.) Four El Macero residents contacted the Planning and Public Works Department to voice their opposition to the project’s location (see below comments).

The project was also reviewed by the City of Davis for consistency with the Pass-Through Agreement, in which the City of Davis Planning Department determined the application did not require a county referral as per the Pass-Through Agreement (see below).

An Initial Study/Negative Declaration was prepared and circulated for a 30-day public review period from January 25, 2010, to February 24, 2010. Only one comment was received during the 30-day review period. The Sheriff’s Department indicated the project would increase their in-car computer capabilities in the area. No comments were received from any El Macero residents or City of Davis residents during this review period.

The project was reviewed at the Development Review Committee meeting on September 23, 2009 (see Environmental Health comment below). Currently, there is no Advisory Committee within the area, but a “Request for Comments” and Notice of Availability for public review of the Initial Study/Negative Declaration were sent to the El Macero Community Service Area coordinator and forwarded to the Homeowner’s Association. No response from either group was submitted. Agency and public comments are summarized in the table below.

AGENCY/DATE	COMMENTS	RESPONSE
Yolo County Building Division (09-09-09)	Engineered construction and structural plans are required at the time of permit application submittal.	Included in the project’s Conditions of Approval.
E-mail from Michel Pulleiro and Theresa Pulleiro, El Macero residents (09-19-09)	“We are opposed to the project. We believe that the 70-foot monopine tower is a risk to our health and the health of the family living in the vicinity of the planned location for the communication tower.”	Comment noted. Non-ionizing electromagnetic radiation (or, radiofrequency) exposure limits are regulated by the Federal Communications Commission (FCC). The FCC ensures that the general population is protected from unnecessary exposure through compliance with environmental standards established by the United States Congress. An FCC compliance study for electromagnetic radiation exposure prepared for a similar Clearwire facility (same number of antennas and microwave dishes) in west Davis determined that the maximum possible radiofrequency exposure would be well below the maximum permissible exposure limit established by the FCC for the general population (see discussion in Section VII of Attachment C, the Initial Study/Negative Declaration prepared for the project).

<p>Phone call from G. Fred Lee, El Macero resident</p>	<p>Expressed opposition to and skepticism about the proposed project. Questioned why it could not be moved closer to Interstate 80.</p>	<p>Comment noted. See Attachment A which includes the applicant's search ring for the desired service area. The proposed project is intended to augment service in the south Davis vicinity, and would be designed to work in conjunction with existing and planned Clearwire collocation facilities. Moving the proposed facility to the north, would reduce the applicant's ability to serve the south Davis area.</p>
<p>Teresa Richards, El Macero resident</p>	<p>Opposed to the location.</p>	<p>Comment noted. See above response.</p>
<p>Bernice Younglove, El Macero resident</p>	<p>Opposed to the project. Lives across from the lake on the golf course. The Beautiful views would be obstructed by the monopine.</p>	<p>Comment noted. The proposed facility would be located within the maintenance facility compound area, which is property owned by the El Macero County Club. The monopine and 2,400-sq. ft. lease area would be constructed in a vacant and previously disturbed area on the north side of a maintenance building, adjacent to Mace Boulevard. The wireless telecommunication facility will not be on the golf course green.</p>
<p>City of Davis, Planning Department (09-22-09)</p>	<p>The City of Davis Planning Department reviewed the application by Clearwire to locate a 70 foot monopine pole tower in the El Macero Country Club maintenance facility. The City is not requiring a Yolo County Referral per the Pass Through Agreement since it is a use permitted by a Conditional Use Permit if approved by the County.</p> <p>The City recommends per their Telecommunications Ordinance that the tower be a stealth tower as proposed and co-locatable so as to maximize antennas as much as possible. The City also recommends that the El Macero Golf Course community as well as the surrounding neighborhood near the tower be notified well in advance of any public hearings and be given the opportunity to comment.</p>	<p>The applicant was informed and advised by the county to contact the City for confirmation.</p> <p>The applicant proposes a stealth tower, as per City of Davis Telecommunications Ordinance. Additionally, the lease area was increased from 100 square feet to 2,400 square feet to better accommodate future collocation.</p> <p>Nearly every El Macero resident and all City of Davis residents within 1,500 feet of the project were sent courtesy notices when the application came in. Property owners within 1,500 feet of the project were notified of the Notice of Availability for public review of the Initial Study/Negative Declaration. And, nearly every El Macero resident and all City of Davis residents within 1,500 feet of the project were sent a public notice for the Planning Commission hearing.</p>
<p>Yolo County Public Works Division (09-23-</p>	<p>Expressed concern about</p>	<p>As a condition of project approval, the lease agreement must verify an access</p>

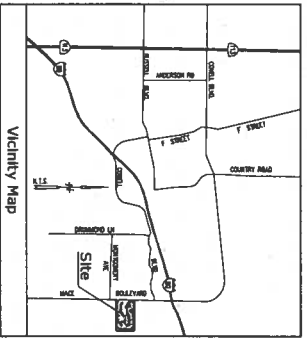
09)	an access easement. Has City of Davis Public Works been advised of project?	easement prior to any building permit issuance. City of Davis Public Works Department was sent an initial request for comments, as well as a copy of the Notice of Availability for the public review of the Initial Study/Negative Declaration. PPW has received no comments from the City of Davis Public Works Dept.
Yolo County Environmental Health, Hazardous Materials Division	The project may require a Hazardous Materials Business Plan, if thresholds are met.	Included as a Condition of Approval.
Yolo County Sheriff's Department (01-25-10)	Sheriff's department has no issues with the proposed project, which will increase in car computer capabilities in the area.	Comment noted. The project proposes to augment the Clearwire connection within the Interstate 80 corridor and south Davis vicinity.

APPEALS

Any person who is dissatisfied with the decisions of this Planning Commission may appeal to the Board of Supervisors by filing with the Clerk of the Board of Supervisors within fifteen days from the date of the action. A written notice of appeal specifying the grounds for appeal and an appeal fee immediately payable to the Clerk of the Board must be submitted at the time of filing. The Board of Supervisors may sustain, modify, or overrule this decision.

ATTACHMENTS

- Attachment A** - Site Plan, Photo-simulations, and Search Ring
- Attachment B** - Project Location
- Attachment C** - Initial Study/Negative Declaration
- Attachment D** - Findings
- Attachment E** - Conditions of Approval



Boundary Detail
Scale: 1"=50'

Title Report
THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF A REAL ESTATE REPORT AS REQUIRED BY THE ASSASSOR'S ACT.

Legal Description
PORTION OF PARCEL 8, ACCORDING TO SURVEY, IN THE CITY OF YOLO COUNTY, CALIFORNIA, COUNTY OF YOLO, CALIFORNIA, CADAstral BOOK 8, PAGE 26, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assessor's Parcel Nos.
088-128-02-1 & 088-128-02

Easements
NONE AVAILABLE

Access Easement/Lease Area
NONE AVAILABLE

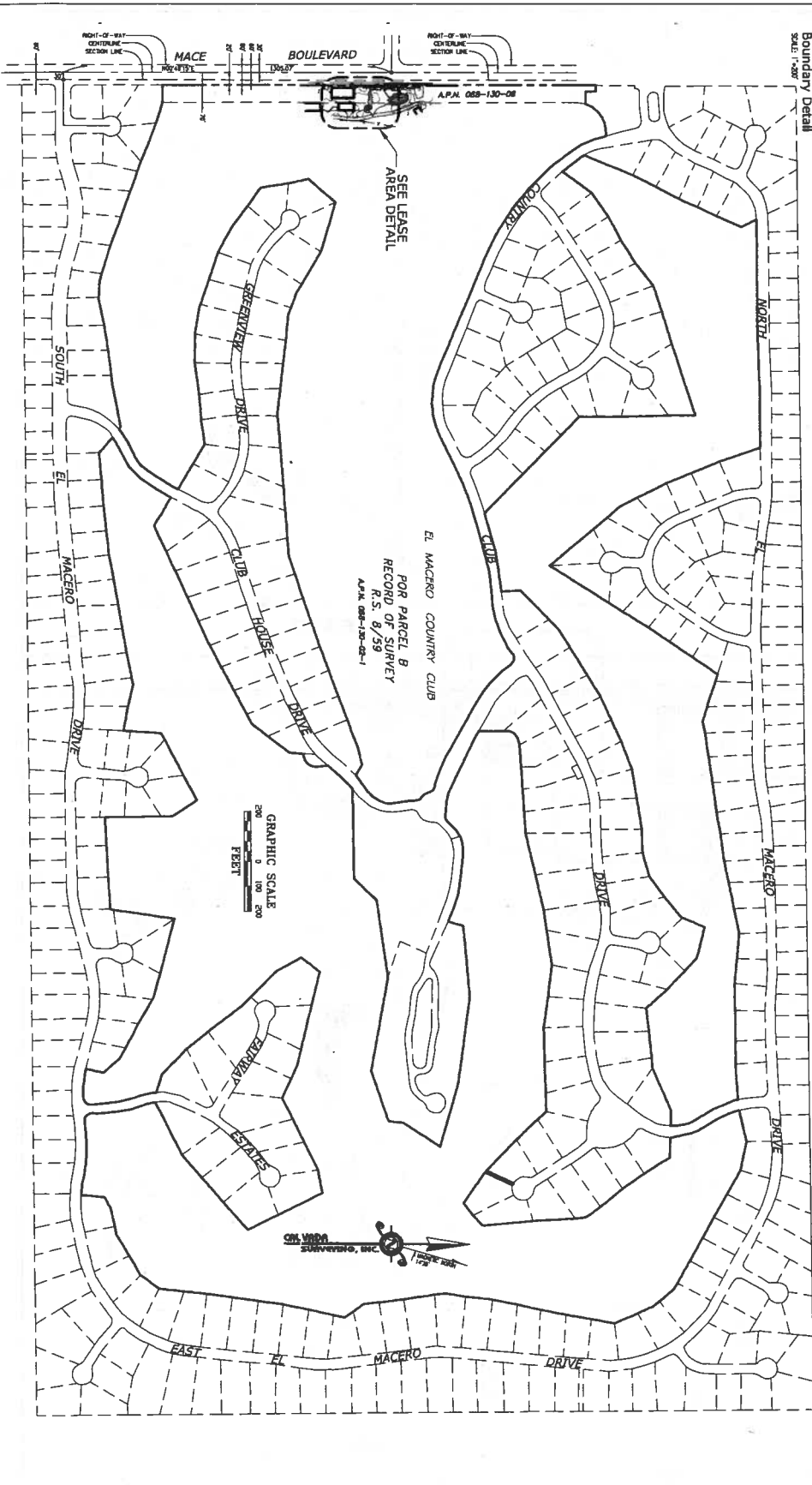
Geographic Coordinates
NONE AVAILABLE

Survey Data
THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT AND THE ENGINEERING ACT. THE SURVEY WAS CONDUCTED BY CARL VANDA SURVEYING, INC., A PROFESSIONAL SURVEYING FIRM LICENSED UNDER THE SURVEYING ACT. THE SURVEY WAS CONDUCTED ON 11/11/2020. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT AND THE ENGINEERING ACT. THE SURVEY WAS CONDUCTED BY CARL VANDA SURVEYING, INC., A PROFESSIONAL SURVEYING FIRM LICENSED UNDER THE SURVEYING ACT.

Basis of Bearings
THE STATE PLUMB COMPANY SYSTEM OF 1983 (DASH 84) COURTESY OF THE STATE PLUMB COMPANY.

Bench Mark
THE CALIFORNIA STATE NETWORK CONTROL POINT "1983" (DASH 84) - 25.50 FEET ABOVE B.M.

Date of Survey
NOVEMBER 11, 2020



clear wire
4400 CLEAR WIRE DRIVE
SUNLAND, CA 90323



WIRELESS COMMUNICATIONS
11500 COMMUNITY COLLEGE BLVD.
DUBLIN, CA 94568
TEL: (925) 835-1000
WWW.WIRELESSCOMMUNICATIONS.COM

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44571 CLUBHOUSE DRIVE
EL MACERO, CA 95618
YOLO COUNTY

CARL VANDA SURVEYING, INC.
4711 JAMES DOUGLAS BLVD.
DUBLIN, CA 94568
TEL: (925) 835-1000
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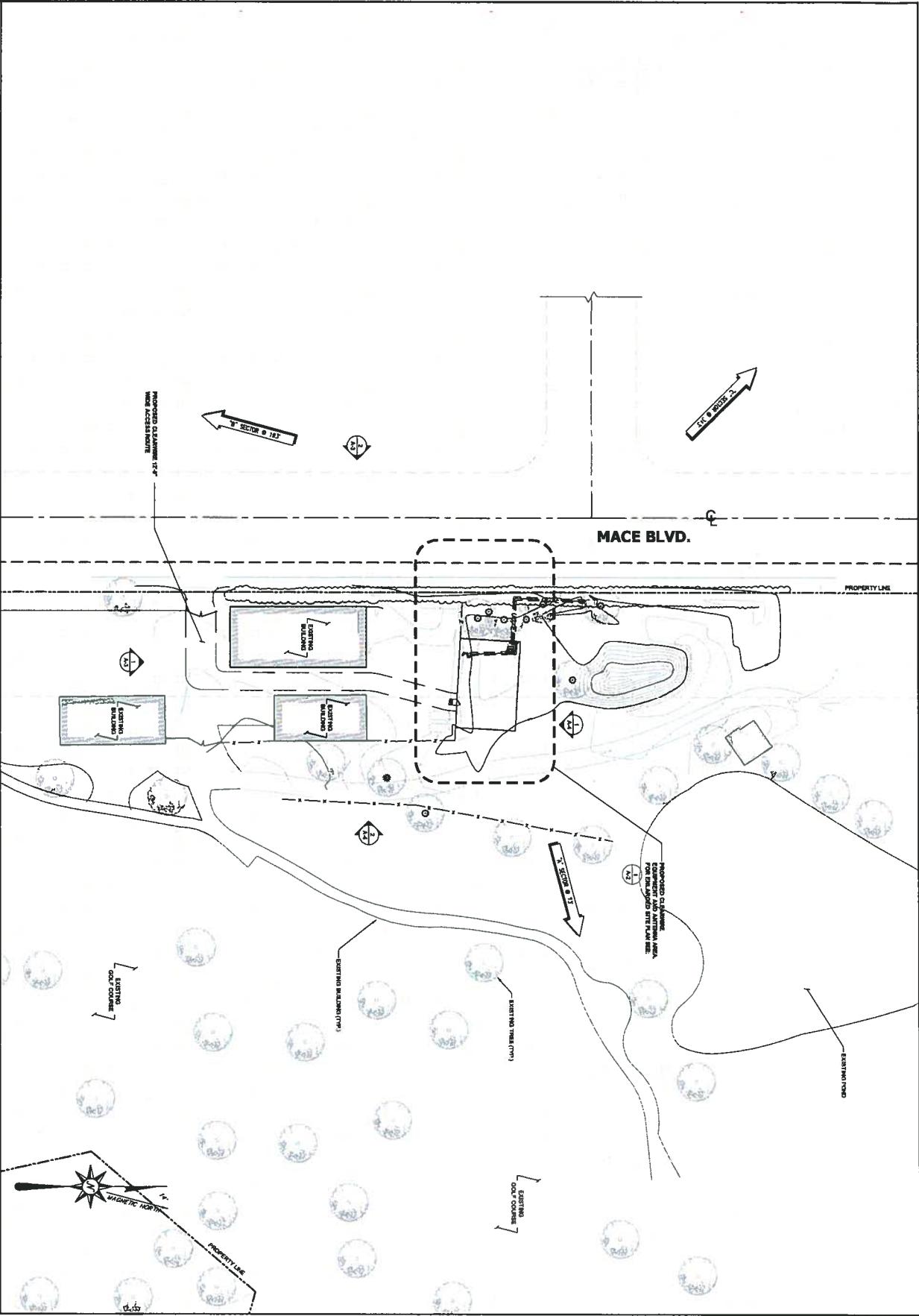
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2	11/11/2020	FINAL SET	CV

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NUMBER
LS-2

PARTIAL SITE PLAN

THE INFORMATION CONTAINED IN THIS SET OF DRAWING DOCUMENTS IS PRELIMINARY IN NATURE. ANY USE OR REPRODUCTION THEREOF WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OR ARCHITECT IS STRICTLY PROHIBITED.



30' 0' 15' 30' SCALE: 1" = 30'-0" (ANSI)
 (CON) 1/2" = 30'-0" (11/13/17)

SHEET NUMBER
A-1

SHEET TITLE
 PARTIAL SITE PLAN

NOT FOR CONSTRUCTION (UNRECORDED)
 AS SHOWN ON THESE PLANS

NO.	DATE	DESCRIPTION	BY
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2	3/24/09	REVISED	AC
3	5/20/09	REVISED	AC

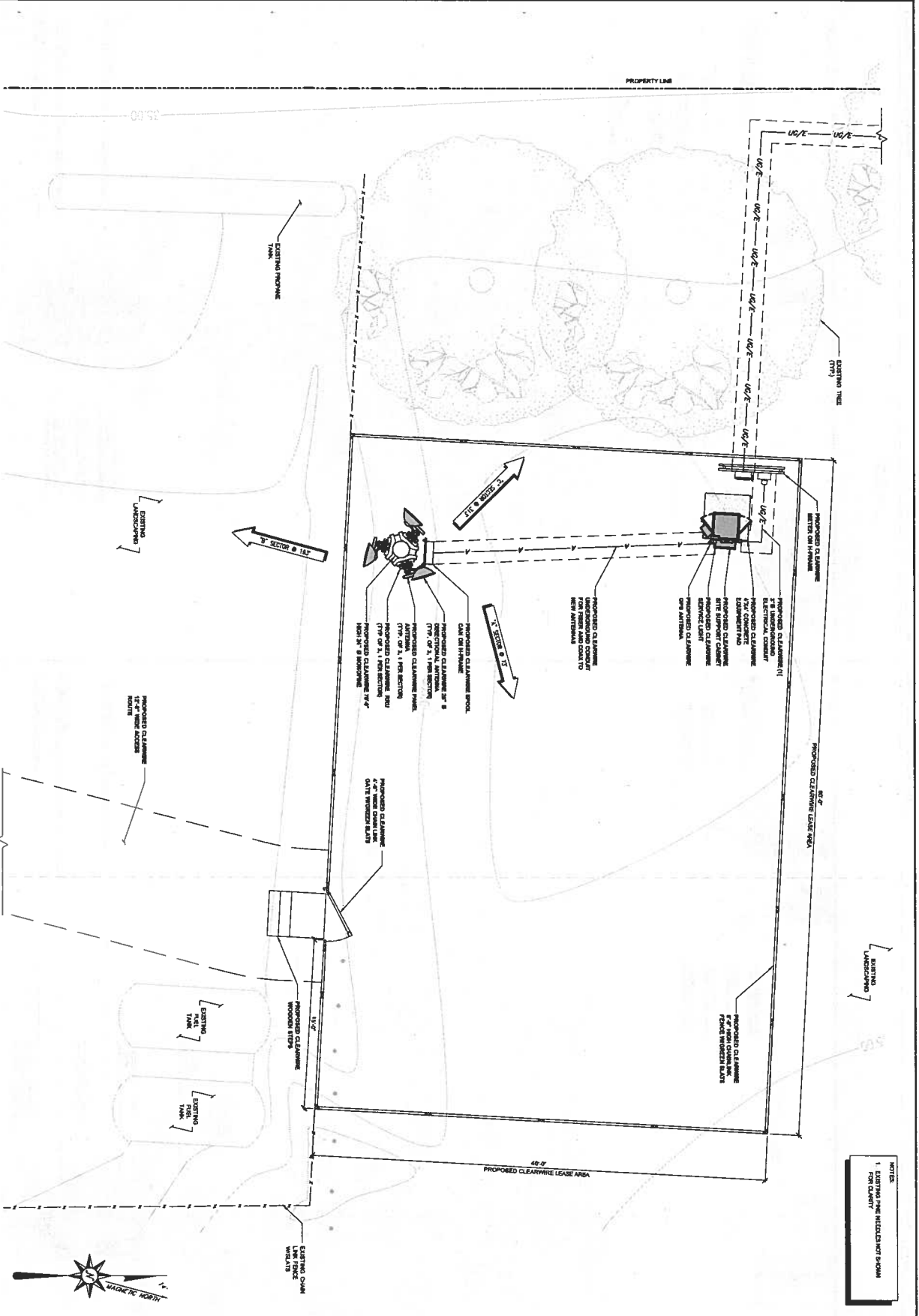
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 44571 CLUBHOUSE DRIVE
 EL MACERO, CA. 95618

SFC
 WIRELESS
 11300 SORRENTO VALLEY ROAD
 STE 230, SAN DIEGO, CA 92121
 WWW.SFCORP.COM

clear.wire
 wireless broadband
 4440 CABERLOAN POINT
 KIRKLAND, WASHINGTON 98033
 TEL: (425) 216-1800
 FAX: (425) 516-1800

ENLARGED EQUIPMENT PLAN

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0 1" = 2' SCALE: 1/4" = 1'-0" (AS SHOWN)
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 DRAWN BY: SACW/CJM
 SHEET NO. 1

NOTES
 1. THIS DRAWING IS PRELIMINARY IN NATURE.

REVISIONS

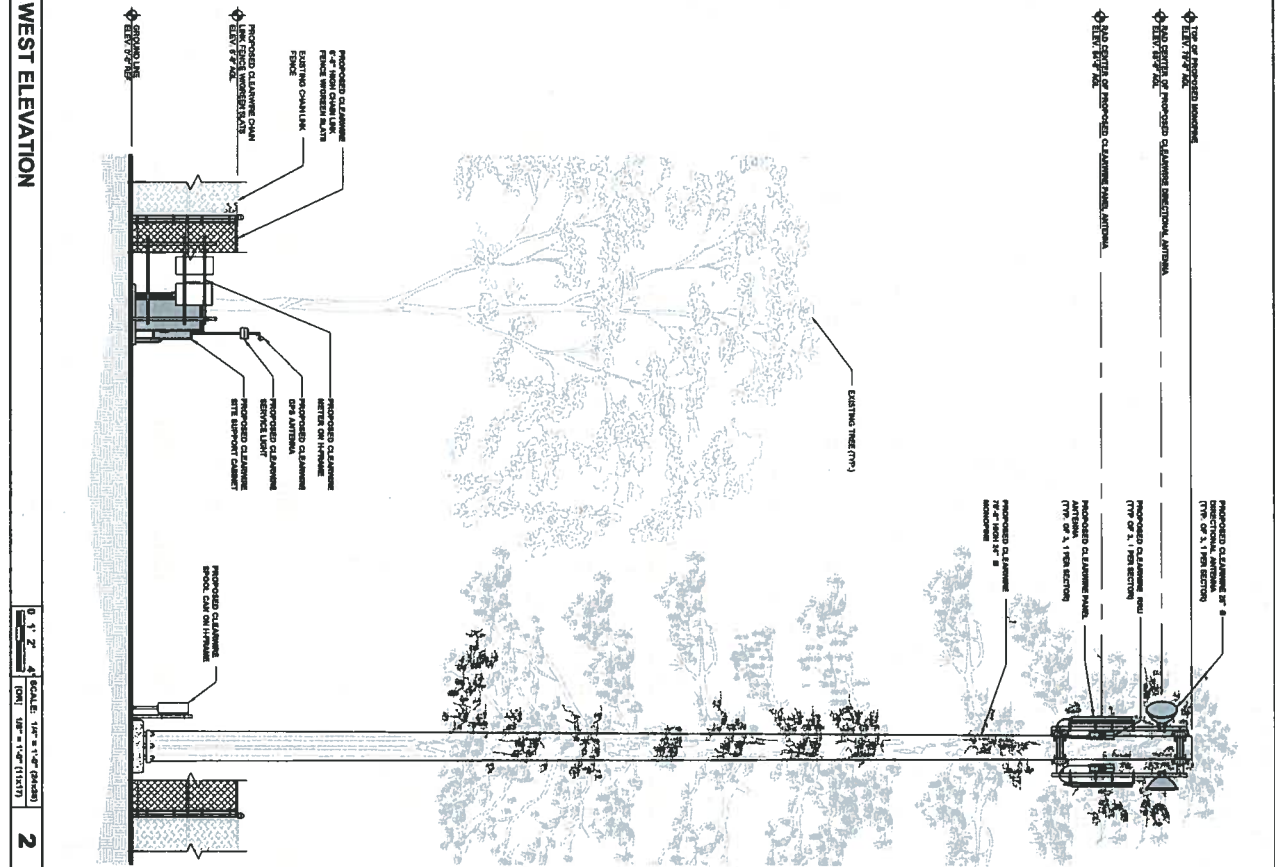
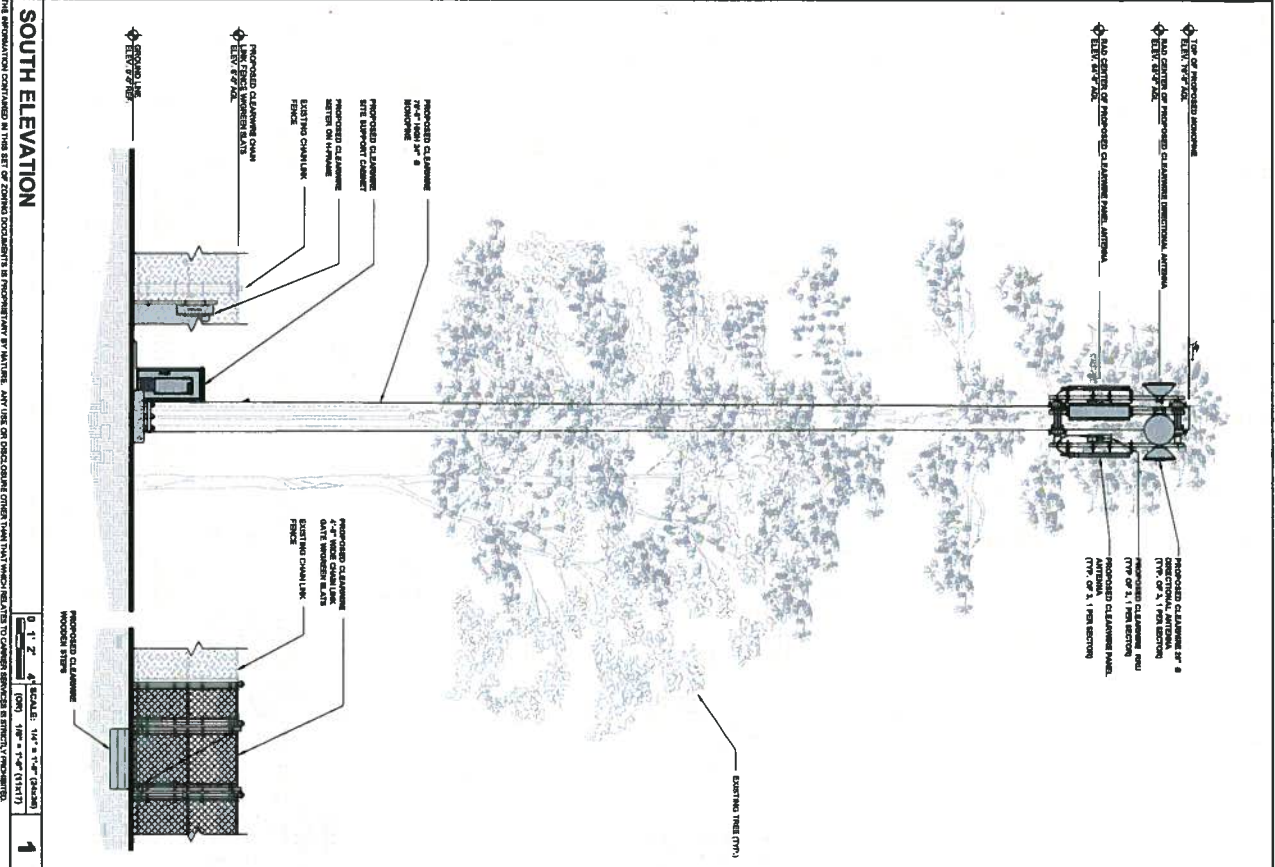
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SHEET TITLE
SITE PLAN - ENLARGED
 SHEET NO. 1

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 11308 SORRENTO VALLEY ROAD
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clearwire
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 4400 CARILLON POINT
 KIRKLAND, WASHINGTON 98033
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 FAX: (425) 216-7900



SHEET NUMBER
A-3

SOUTH & WEST ELEVATIONS

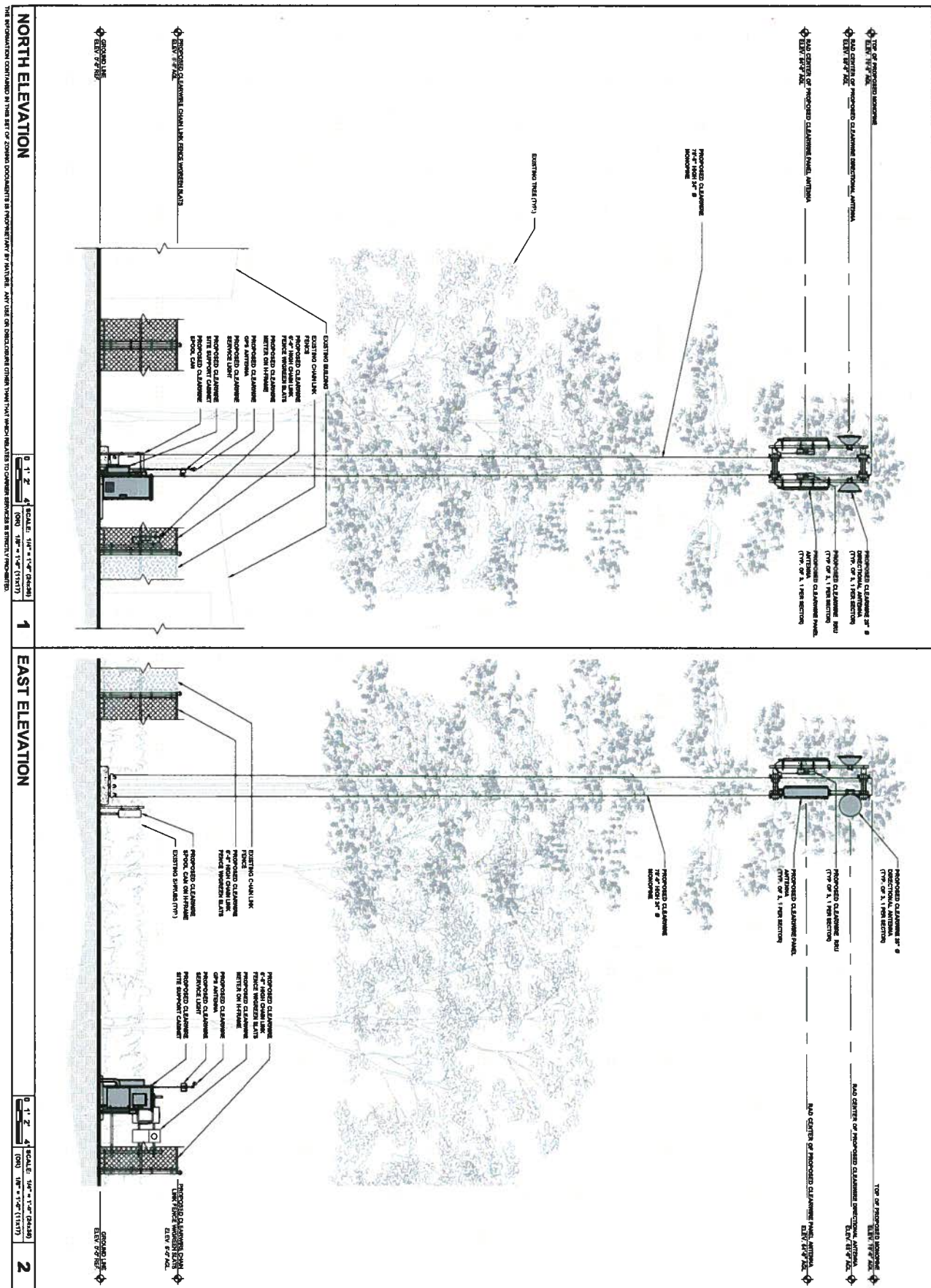
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3	1/2020	REV. DESIGN

NOT FOR CONSTRUCTION UNLESS LABELED AS SUCH

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11208 SORRENTO VALLEY ROAD
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NORTH ELEVATION

EAST ELEVATION

0 1' 2' 4' SCALE: 1/4" = 1'-0" (GASB)
 (08) 1/4" = 1'-0" (1/16")

0 1' 2' 4' SCALE: 1/4" = 1'-0" (GASB)
 (08) 1/4" = 1'-0" (1/16")

SHEET NUMBER
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AS PER TITLE
 NORTH & EAST ELEVATIONS

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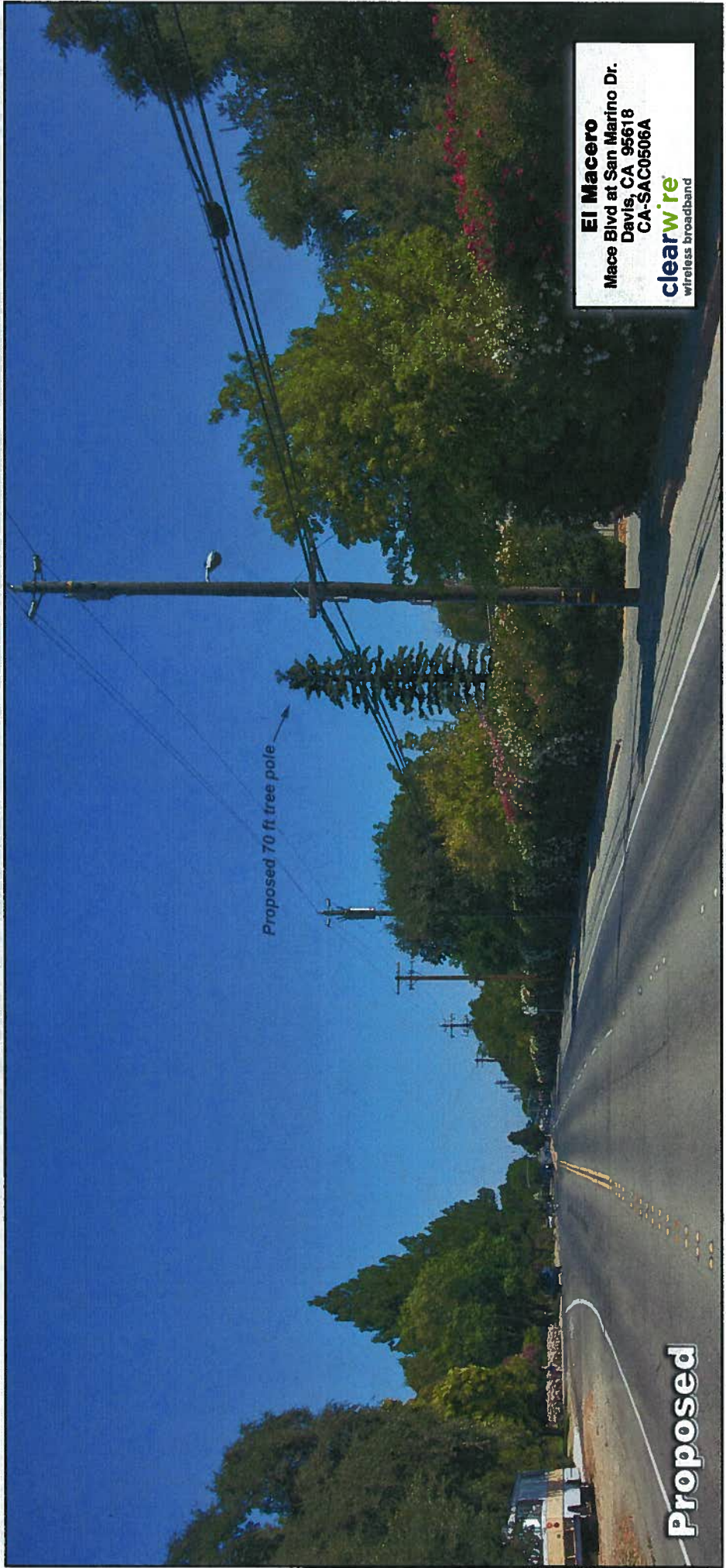
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25	12/23/10	REVISED PER COMMENTS

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 EL MACERO, CA. 95618

DATE:
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 11300 SORRENTO VALLEY ROAD
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clearwire
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Photosimulation of view looking north along Mace Blvd.



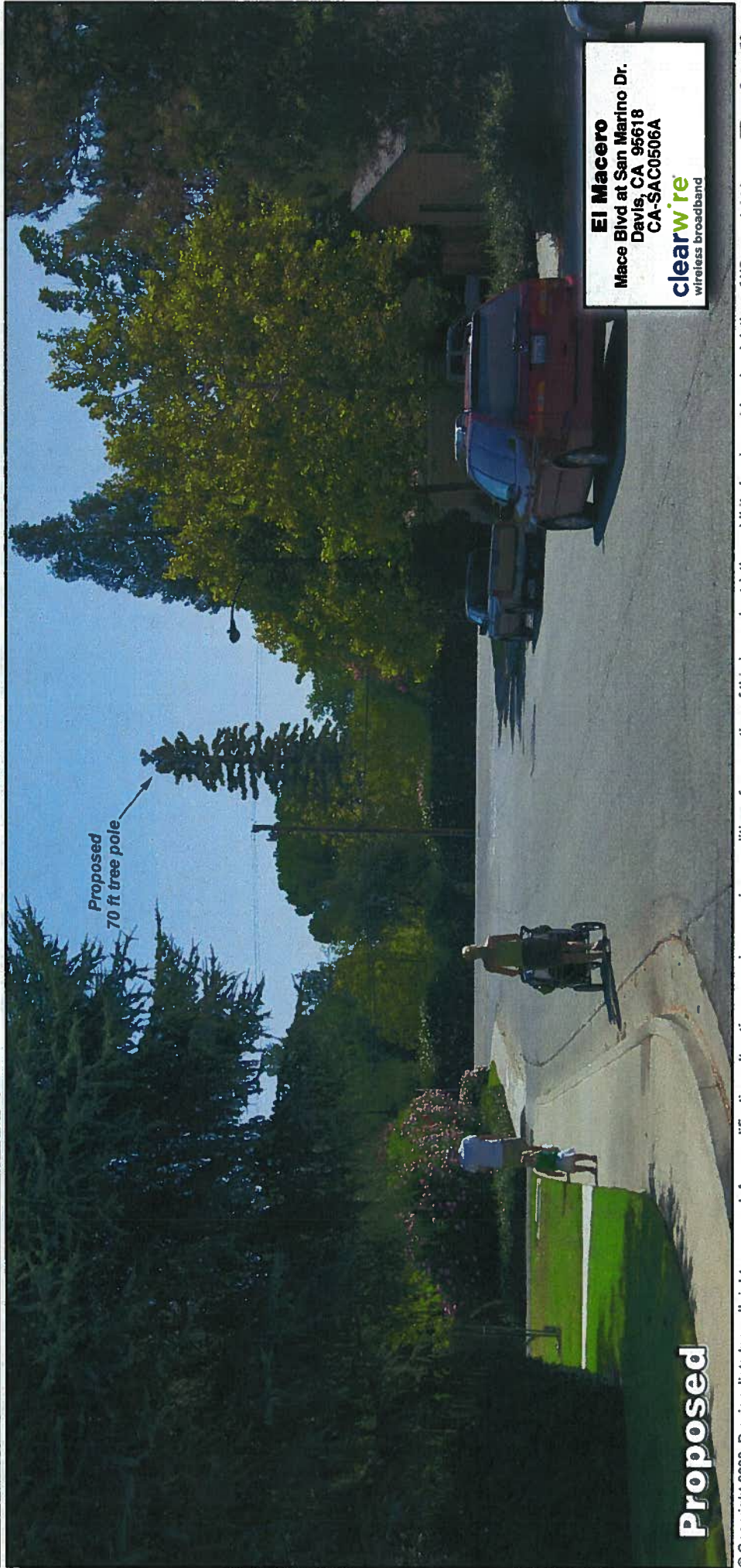
El Macero
Mace Blvd at San Marino Dr.
Davis, CA 95618
CA-SAC0506A

clearwire
wireless broadband

Photosimulation of view looking due east from San Marino Drive, across Mace Blvd.



Existing



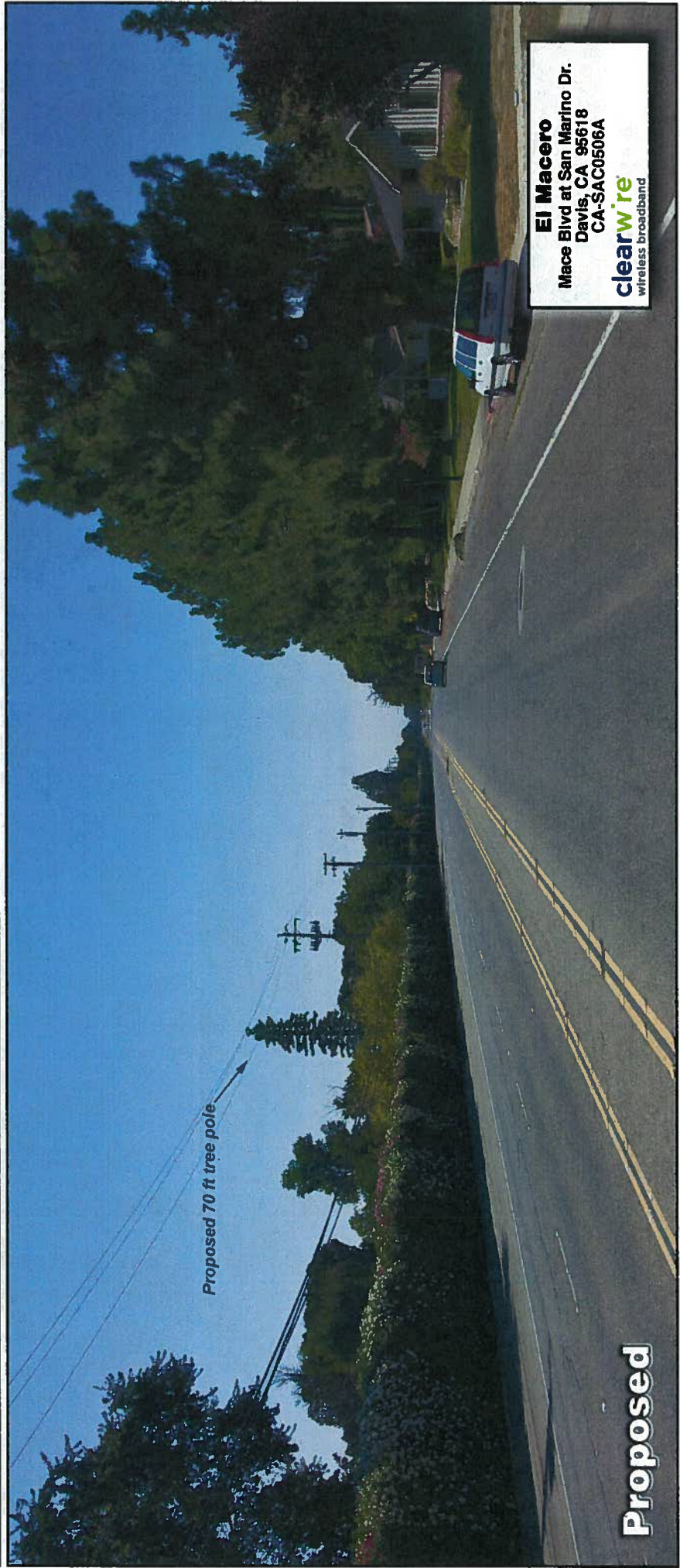
Proposed

El Macero
Mace Blvd at San Marino Dr.
Davis, CA 95618
CA-SAC0506A
clearwire
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Photosimulation of view looking due south along Mace Blvd.



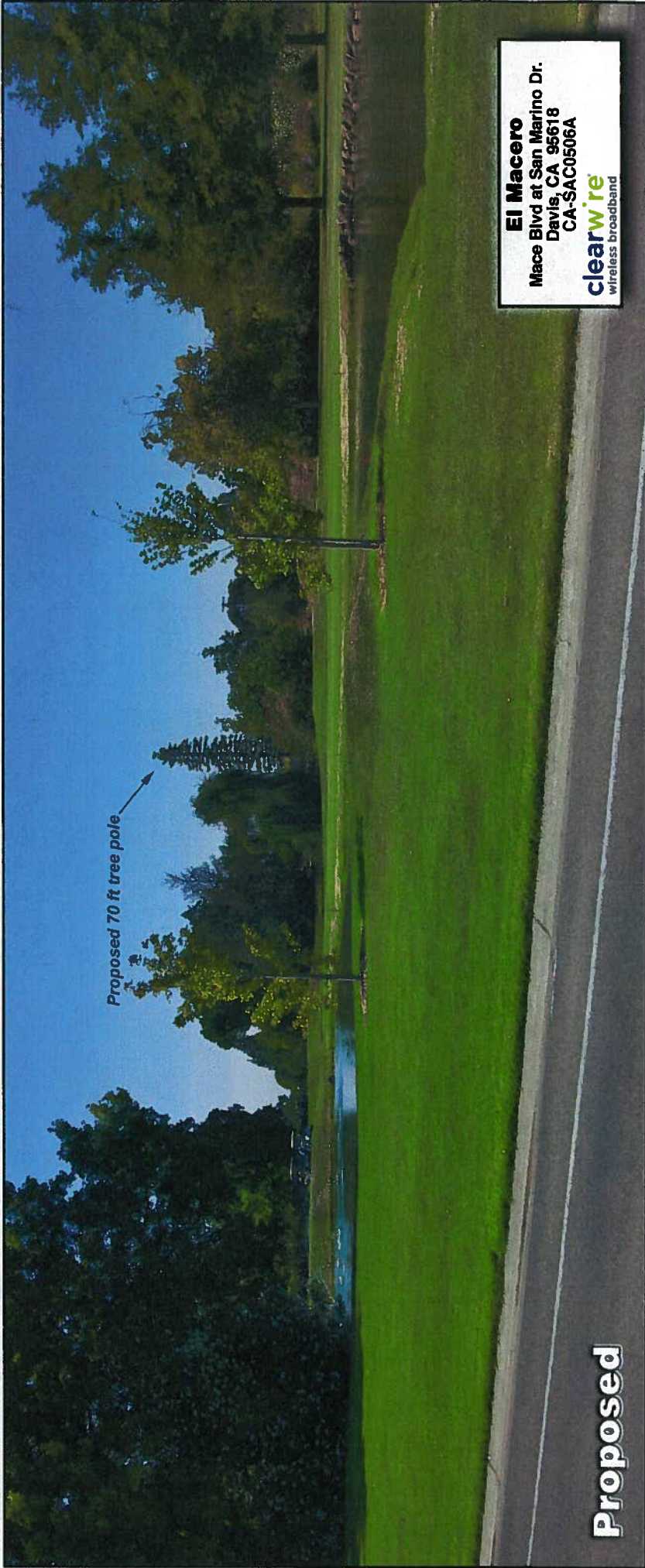
Existing



Proposed

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clearwire
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Photosimulation of view looking southwest from Country Club Drive near Lakeview Drive.

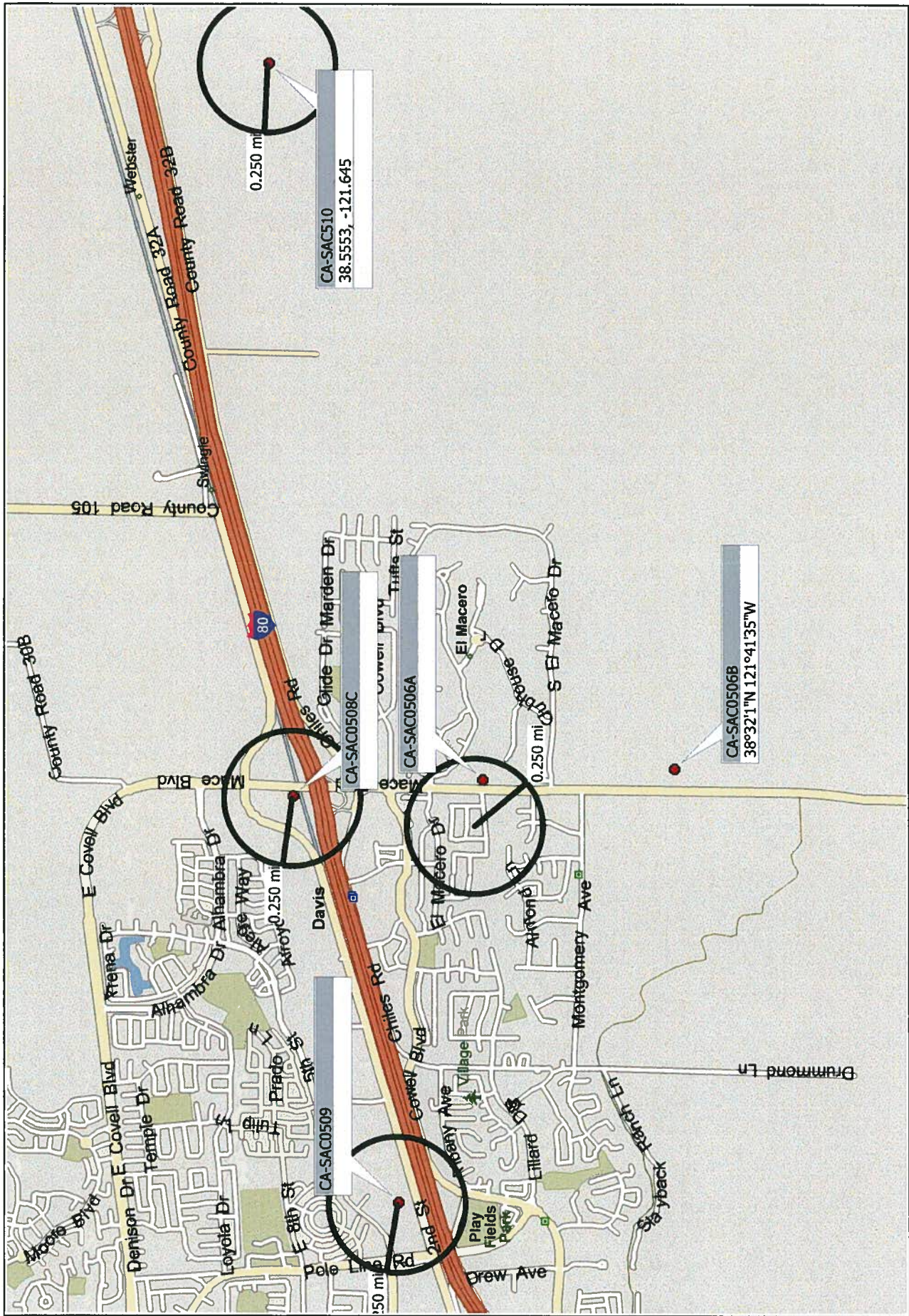


El Macero
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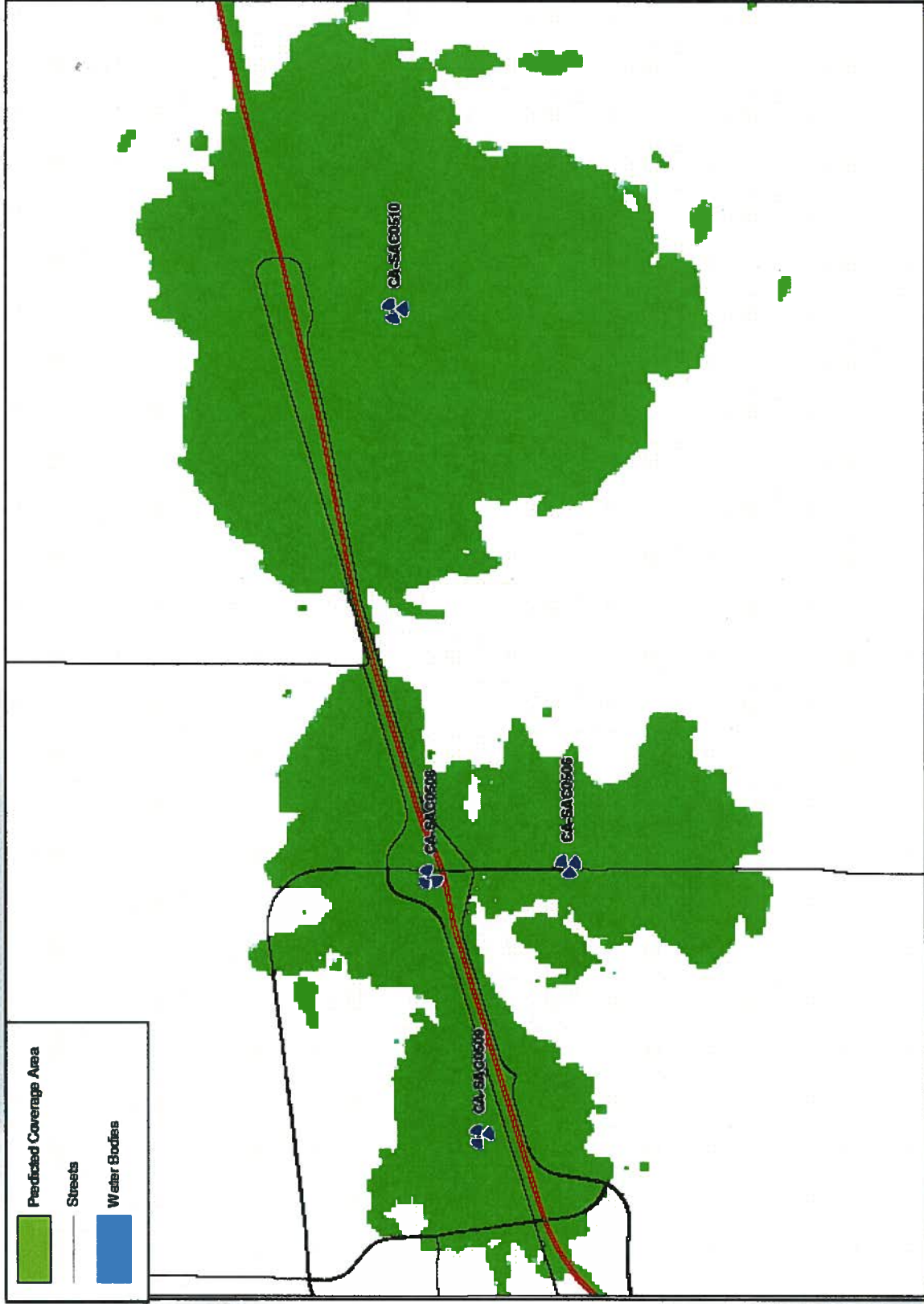
clearwire
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Proposed

CA-SAC0506 Area & Candidate Overview



COMPOSITE COVERAGE WITH CA-SAC0506



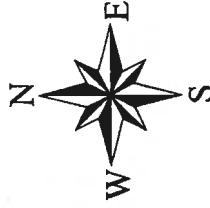
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Yolo County

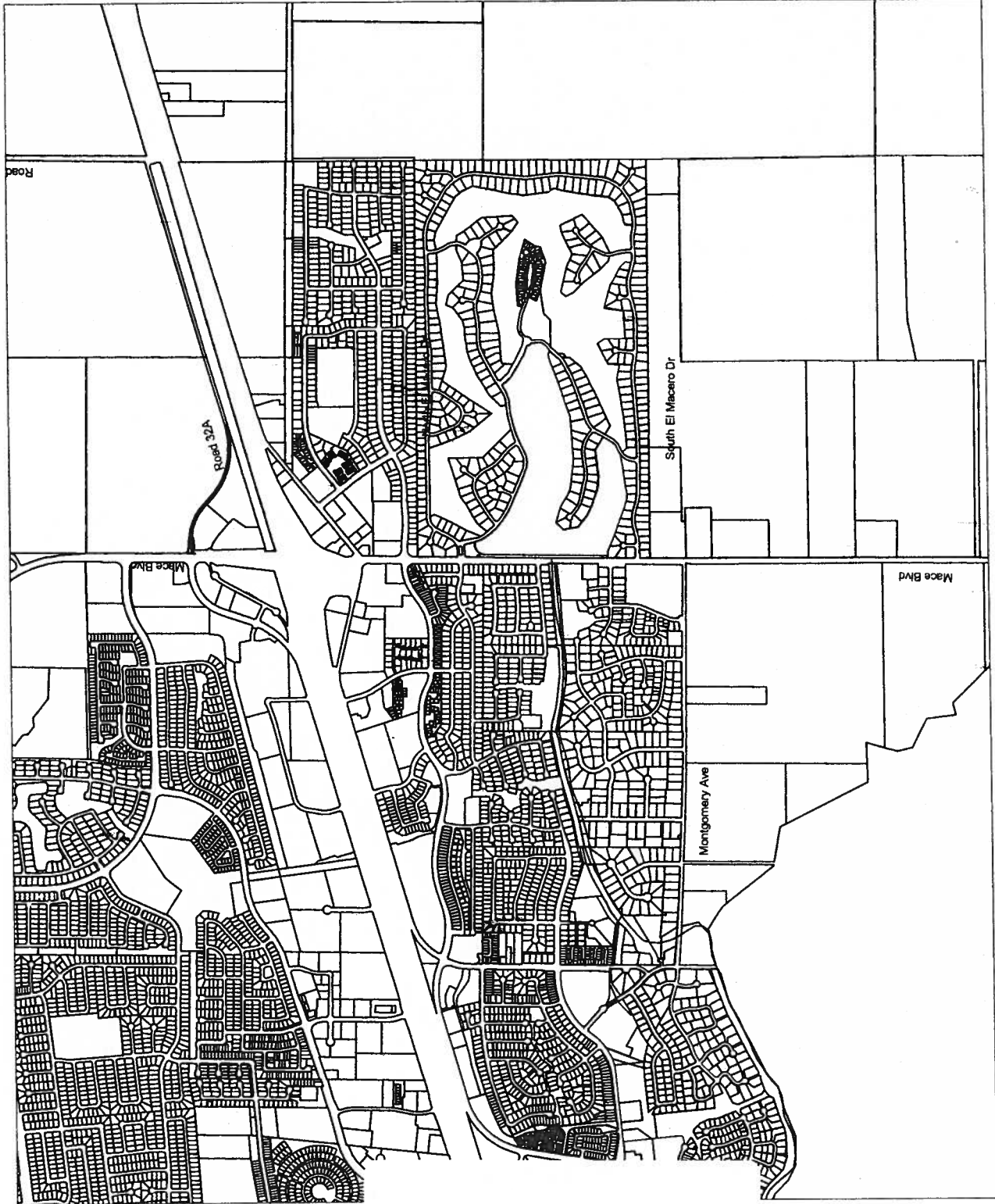
Planning and

Public Works

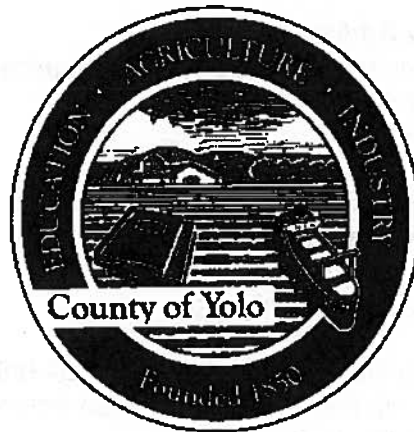
Clearwire Monopine



Printed 3/3/2010



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**YOLO COUNTY
PLANNING AND PUBLIC WORKS DEPARTMENT**

**INITIAL STUDY / NEGATIVE DECLARATION
FILE # 2009-033**

CLEARWIRE MONOPINE

USE PERMIT

January, 2010

ATTACHMENT C

Initial Environmental Study/Negative Declaration

1. **Project Title:** Zone File No. 2009-033 [Clearwire Monopine Use Permit]
2. **Lead Agency Name and Address:**
Yolo County Planning and Public Works Department
292 West Beamer Street
Woodland, CA 95695
3. **Contact Person, Phone Number, E-Mail:**
Stephanie Cormier, Associate Planner
(530) 666-8850
stephanie.cormier@yolocounty.org.
4. **Project Location:** The project is located at 44571 Clubhouse Drive in El Macero, at the El Macero Country Club, on the east side of Mace Boulevard in south Davis. APN: 068-130-06 (see attached vicinity map).
5. **Project Sponsor's Name and Address:**
Clear Wireless, LLC
Larry McDonough, Project Manager
FMHC Corporation
367 Civic Drive, Suite 7
Pleasant Hill, CA 94523
6. **General Plan Designation(s):** Residential Low Density
7. **Zoning:** R-1 (Residential One-Family)
8. **Description of the Project:** Clearwire is proposing to construct and operate an unstaffed wireless communication facility at the El Macero Country Club, located on the east side of Mace Boulevard in south Davis, in order to provide wireless Internet and VOIP (voice over internet protocol) phone services to the south Davis vicinity (the area south of Interstate 80 at Mace Boulevard). The facility will be designed to work with nearby existing and planned Clearwire collocation sites to improve service and provide new service to the south Davis area, as well as augment the Clearwire network that will cover all of Davis and the surrounding area (see attached site plan and coverage maps). Clearwire is a wireless Internet service provider with networks built around wireless technology.

Collocation on an existing AT&T wireless communications facility located approximately three-fourths of a mile south of the proposed El Macero site was considered, however, the tower is not within a distance to provide coverage for the desired service area proposed by the project. Thus, a stealth tower (fake pine tree) is proposed at the El Macero Country Club, which has been determined to be within the parameters of the search ring provided by the applicant.

The project proposes a 70-foot 'monopine' (fake pine tree) pole to accommodate multiple wireless carriers. Adjoining radio equipment (50-in x 25-in x 25-in) would be placed at the base of the tower in a new locked fenced 2,400-square foot compound lease area, with room for future collocations. The proposed Clearwire antenna array

consists of three 26-inch directional antennas (microwave dishes) placed at the 68-foot elevation; three 42-inch panel antennas placed at the 64-foot elevation; and three BTS (base transceiver station) units, i.e., signal enhancement devices for mobile phone base station (see attached site plan and elevations). The facility would be located in a previously disturbed area on the north side of the existing maintenance buildings at the El Macero Country Club, which is screened by a sound wall on the east side of Mace Boulevard.

The applicant proposes to mitigate the visual impact of the facility by installing a stealth tree pole, also referred to as a monopine (see attached photo simulations). The Clearwire antenna array will be flush mounted at the top of the monopine. The proposed tree pole will be engineered to accommodate future collocation of other carriers. Noise output would not exceed existing ambient noise levels at the project site, which is composed primarily of traffic on Mace Boulevard.

According to a Federal Communications Commission (FCC) compliance study prepared by TRK Engineering (October 2009) for a similar Clearwire collocation facility located in west Davis (same number and type of antennas located on a clock tower), electromagnetic radiation exposure limits for the proposed Clearwire antennas are calculated to be between 0.08 and 0.09 percent of the FCC's maximum permissible exposure limits. This Initial Study assumes the proposed Clearwire facility for the south Davis vicinity would have similar levels of exposure to the general population residing in the project vicinity. These levels do not consider the maximum cumulative power density for any future carriers collocating at the site, which could increase the levels up to approximately 1± percent of the maximum permissible exposure limits, depending on the effective radiated power levels of future antennas.

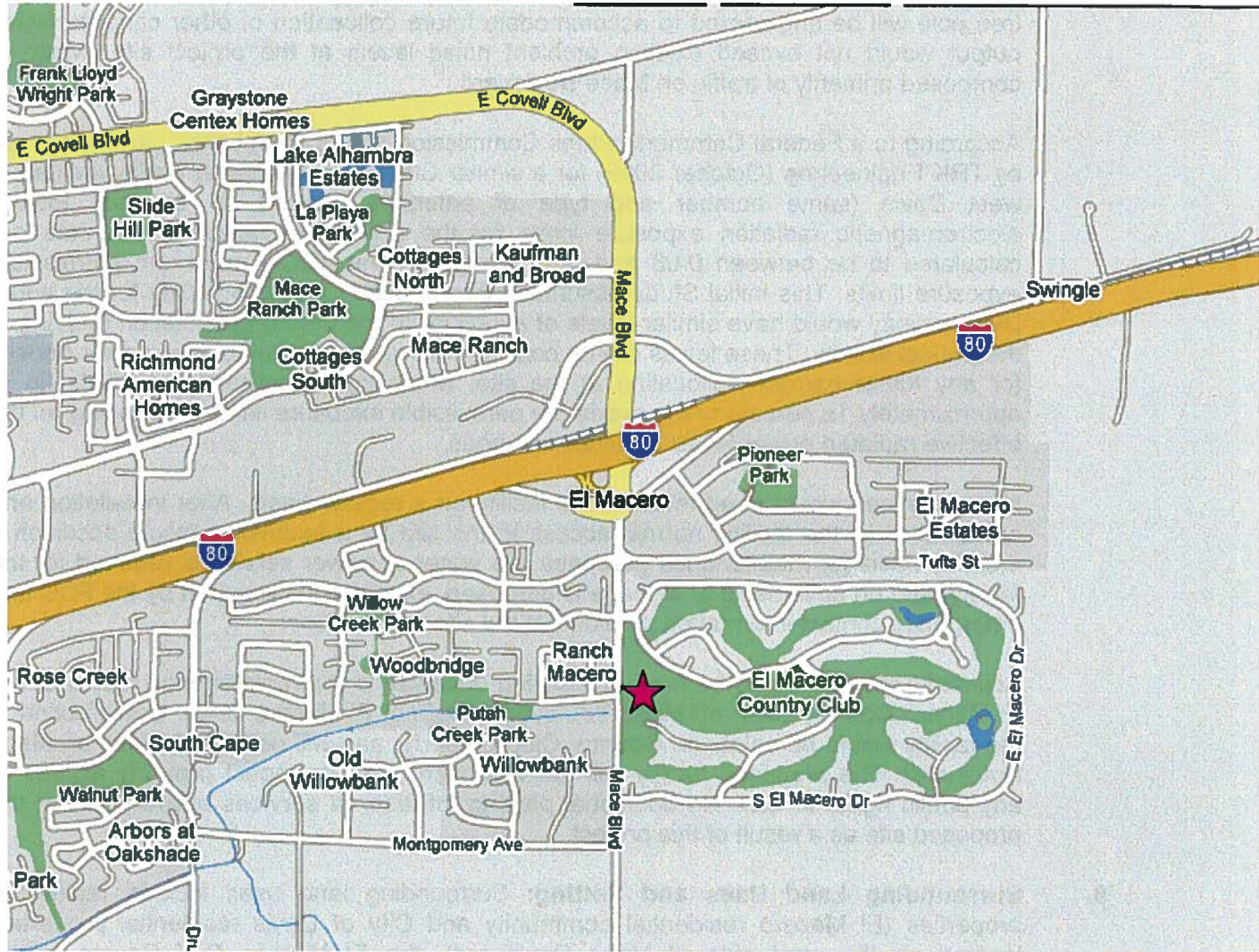
No employees would need to be at the facility on a regular basis. After installation and optimization of the facility, normal access to the site by a technician would occur on a monthly basis for maintenance purposes. No water or sewer service is required for the facility, and no advertising or signage is proposed, except signs required by the FCC and emergency contact information provided at the site.

Access to the site would be from an existing driveway to the maintenance facility at the El Macero Country Club, off Mace Boulevard, south of El Macero Drive. Construction of the facility would be solely on Country Club property, and will not affect traffic on Mace Boulevard. The proposed facility will not encroach upon or impact property access or any public rights of way. No additional parking, utilities, or services are required at the proposed site as a result of this project.

9. **Surrounding Land Uses and Setting:** Surrounding land uses include residential properties (El Macero residential community and City of Davis residential properties located on the west side of Mace Boulevard), the El Macero Golf Course, Mace Boulevard, and commercial serving properties. Interstate 80 is located less than one mile north of the proposed project site. Agricultural properties lie to the south. The closest residence is approximately 200 feet west of the proposed site, located within the City of Davis.
10. **Other public agencies whose approval is required:** City of Davis (determination of compliance with pass-through agreement); Yolo County Environmental Health (approval of hazardous materials business plan and inventory); Federal Communications Commission

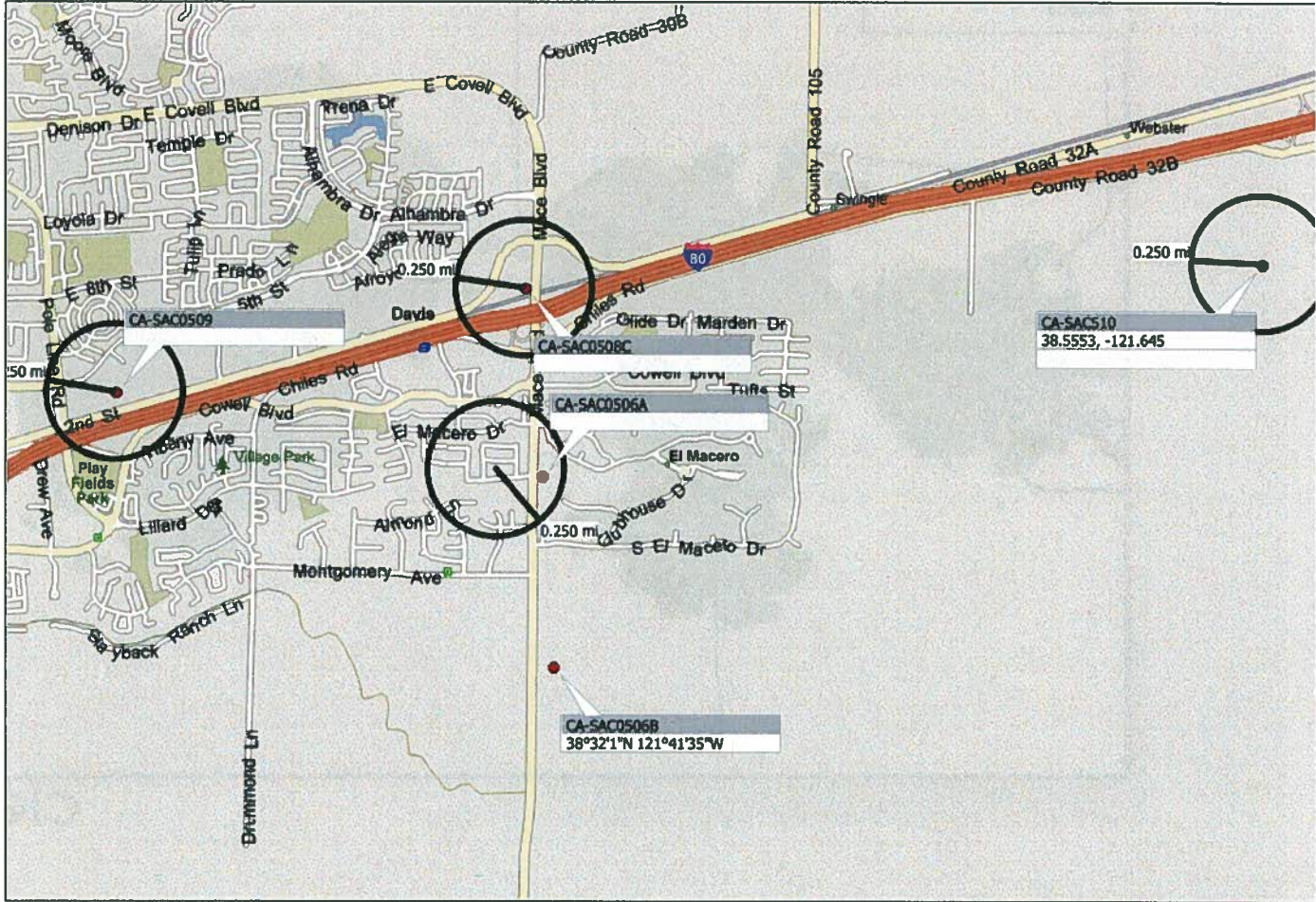
- 11. **Other Project Assumptions:** The Initial Study assumes compliance with all applicable State, Federal, and Local Codes and Regulations including, but not limited to, County of Yolo Improvement Standards, the California Building Code, the State Health and Safety Code, and the State Public Resources Code.

Vicinity Map

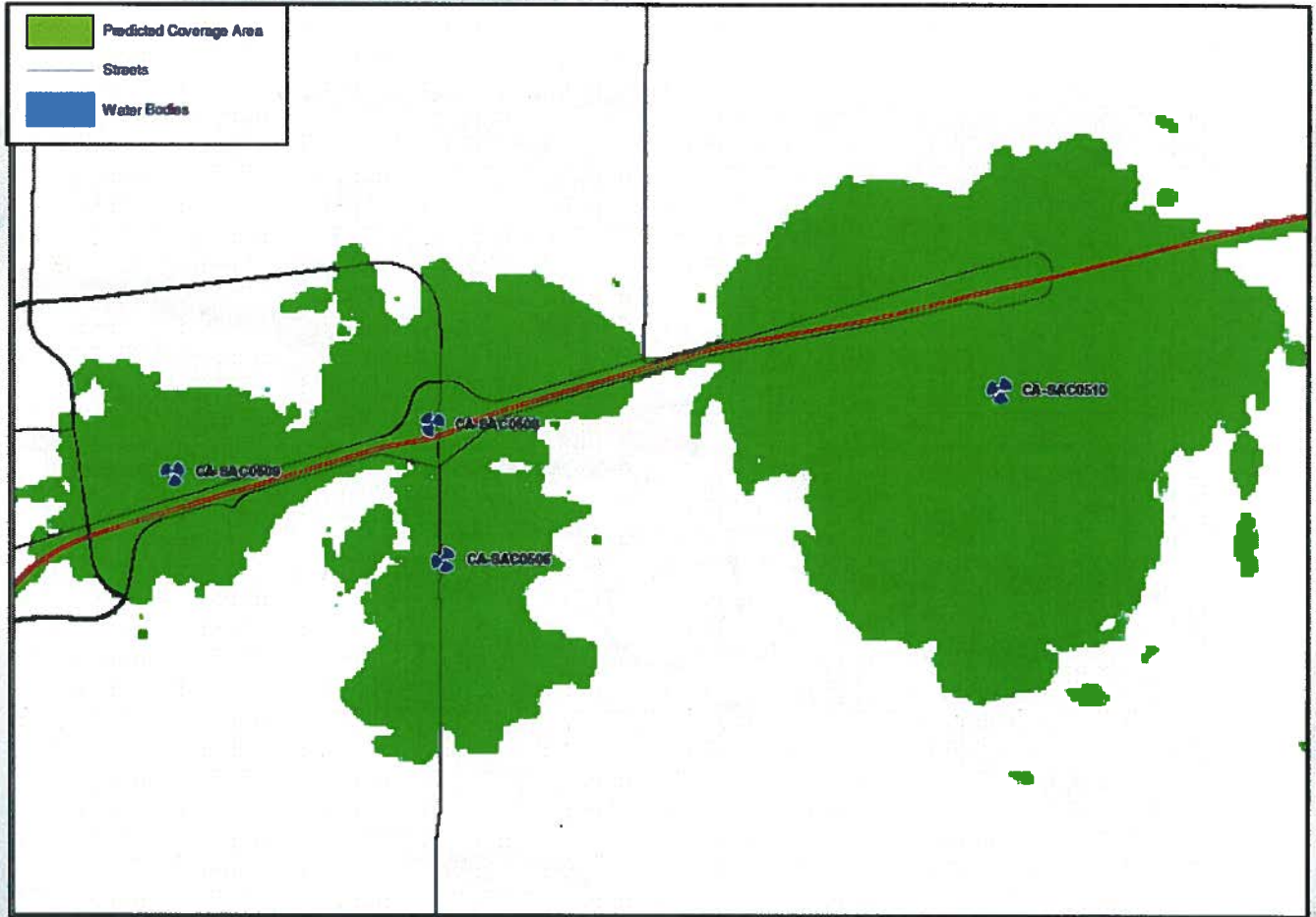


Search Ring

CA-SAC0506 Area & Candidate Overview



COMPOSITE COVERAGE WITH CA-SAC0506



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Potentially Significant Impact" (before any proposed mitigation measures have been adopted) as indicated by the checklist on the following pages.

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to the earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Planner's Signature

Date

Planner's Printed name

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the project as described herein may have a significant effect upon the environment.

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 is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "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 XVIII, "Earlier Analyses," may be cross-referenced).
5. A determination that a "Less Than Significant Impact" would occur is appropriate when the project could create some identifiable impact, but the impact would be less than the threshold set by a performance standard or adopted policy. The initial study should describe the impact and state why it is found to be "less than significant."
6. 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, pursuant to Section 15063 (c)(3)(D) of the California Government Code. Earlier analyses are discussed in Section XVIII at the end of the checklist.
7. 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.
8. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

I. AESTHETICS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) *Less than Significant Impact.* The proposed wireless telecommunications facility is not located within view of any scenic highways or vistas. However, the proposed 70-foot 'monopine' (fake pine tree pole) will be located in an urban setting immediately surrounded by residential land uses, and would be seen from various residential vantage locations. The closest residence is located approximately 200 feet away on the west side of Mace Boulevard, within the City of Davis. The closest residence in El Macero is approximately 500 feet east of the proposed facility, with the El Macero Golf Course in between. In response to a recommendation by the City of Davis, the applicant proposes to lessen the visual effects of the facility by installing a stealth tower (fake pine tree), or "monopine," which is in accordance with the City's Telecommunications Ordinance.

Views of the golf course would not be interrupted by the 70-foot monopine due to its location within the El Macero Country Club maintenance facility compound located off the golf course green. The monopine would be seen from Mace Boulevard, and by some El Macero residents, and residences located west of the facility within the City of Davis. However, views of the monopine would be partially screened by mature trees and large shrubs, and a sound wall that screens the El Macero Golf Course, including the maintenance facility, along Mace Boulevard (see attached photo-simulations). The 2,400-square foot lease area and radio equipment would not be seen from the public right-of-way. Additionally, utility poles line Mace Boulevard along the east side of the street. Although the monopine could be considered a noticeable change to the tree line, visual impacts are expected to be less than significant due to the stealth effects of the tree pole and its placement among a variety of mature trees and shrubs of varying heights that screen views from adjacent neighbors.

b) *No Impact.* The proposal would not damage scenic resources. The adjoining roadways and highways are not listed or designated as "scenic highways" and there are no scenic resources on or within view of the project site. The stealth tower would be placed among mature foliage in the vicinity of the project area, and would not interrupt views of the El Macero Golf Course.

c) *Less than Significant Impact.* The proposed project site is currently in use as a maintenance facility for the El Macero Country Club, which is adjacent to the El Macero Golf Course. The proposed Clearwire equipment and antenna area would be located on the north side of the maintenance facility buildings in a previously disturbed, vacant area on the west side of the golf course. The project site, located on the east side of Mace Boulevard, is screened behind a sound wall with mature shrubbery. Utility poles line the east side of Mace Boulevard. Mature vegetation lines both sides of Mace Boulevard, which includes a variety of trees and shrubs at varying heights. The surrounding vicinity is primarily residential. Although the 70-foot monopine would be visible from residential vantage locations within the City of Davis and the El Macero community, the stealth effects of the tree pole would minimize the aesthetic impact to the area. Therefore, the proposed new facility would not

significantly affect the visual character of the site and its surroundings, and impacts would be considered less than significant.

- d) *No Impact.* The project would not provide any additional light and glare that would spill over onto adjacent properties.

II. AGRICULTURAL AND FOREST RESOURCES:

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Conflict with existing zoning for, or cause rezoning of, forest land [as defined in Public Resources Code section 12220(g)] or timberland (as defined in Public Resources Code section 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Involve other changes in the existing environment which due to their location or nature, could result in conversion of farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

(a)(b)(c)(d)(e) *No Impact.* The proposed project would not result in the conversion or loss of any agricultural or forest lands. The project site is located in an urbanized area zoned for residential uses. The project is proposed to locate in a maintenance facility area adjacent to a private golf course. The closest agricultural land is approximately one-quarter mile south of the proposed facility and will not be affected by this proposal.

III. AIR QUALITY:

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting

Yolo County is within the Yolo Solano Air Quality Management District (YSAQMD). The district is currently a non-attainment area for ozone (state and federal ambient standards) and particulate matter (PM₁₀) (state ambient standards). While air quality plans exist for ozone, none exist (or are currently required) for PM₁₀. The project site is in an attainment area for carbon monoxide (state and federal ambient standards are met), since Yolo County has relatively low background levels of carbon monoxide.

Development projects are most likely to violate an air quality plan or standard, or contribute substantially to an existing or proposed project air quality violation through generation of vehicle trips.

The YSAQMD sets threshold levels for use in evaluating the significance of criteria air pollutant emissions from project-related mobile and area sources in the *Handbook for Assessing and Mitigating Air Quality Impacts* (YSAQMD, 2007). The handbook identifies quantitative and qualitative long-term project-related mobile and area sources. These thresholds include:

Reactive Organic Gases (ROG)	10 tons/year
Oxides of Nitrogen (NOx)	10 tons/year
Particulate Matter (PM ₁₀)	80 ppd
Carbon Monoxide (CO)	Violation of a state ambient air quality standard for CO

Discussion of Impacts

- a) *No Impact.* A project is deemed inconsistent with air quality plans if it would result in population and/or employment growth that exceeds growth estimates included in the applicable air quality plan. The project, a proposed unstaffed wireless telecommunications facility, would not substantially conflict with or obstruct implementation of the Yolo Solano Air Quality Management District Air Quality Attainment Plan (1992), the Sacramento Area Regional Ozone Attainment Plan (1994), or the goals and objectives of the County's General Plan.
- b) *Less than Significant Impact.* The project may contribute to air quality impacts, including PM₁₀, during construction of the wireless telecommunications facility. However, construction activities are only expected to last one month, and would generate a temporary or short-term increase in PM₁₀.

The project would require the incorporation of standard dust and emissions suppression practices established by the Air Pollution Control District for the proposed construction of the wireless telecommunications facility. These standards will be included as requirements in construction specifications. This impact is considered less than significant because only minor amounts of construction dust and equipment emissions would be generated for short periods of time with no long-term exposure to potentially affected groups. Thresholds for project-related air pollutant emissions would not exceed significant levels as set forth in the 2007 YSAQMD Guidelines.

c) *Less than Significant Impact.* Development projects are considered cumulatively significant if:

1. The project requires a change in the existing land use designation (i.e., general plan amendment, rezone); and
2. Projected emissions (ROG, NOx, or PM₁₀) of the project are greater than the emissions anticipated for the site if developed under the existing land use designation.

Effects on air quality can be divided into short-term construction-related effects and those associated with long-term aspects of the project. Short-term construction impacts are addressed in (b) above. Long-term mobile source emissions from vehicular traffic associated with monthly maintenance personnel would not exceed thresholds established by the YSAQMD Guidelines (2007) and would not be cumulatively considerable for any non-attainment pollutant from the project. Therefore, the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant.

d) *Less than Significant Impact.* The air pollutants generated by the proposed project would be primarily dust and particulate matter during construction of the wireless telecommunications facility, as described in (b) above. Dust will be controlled through effective management practices, such as water spraying during construction activity. The project would not expose sensitive receptors to substantial pollutant concentrations from construction equipment. Ground disturbances from construction activity will be minimal and will not affect neighboring properties. However, as a condition of project approval, the following list of best management practices will be required to control dust:

- All construction areas shall be watered as needed.
- All trucks hauling soil, sand, or other loose materials shall be covered or required to maintain at least two feet of freeboard.
- Unpaved access roads, parking areas, and staging areas shall be paved, watered, or treated with a non-toxic soil stabilizer, as needed.
- Exposed stockpiles shall be covered, watered, or treated with a non-toxic soil stabilizer, as needed.
- Traffic speeds on unpaved access roads shall be limited to 15 miles per hour.
- Any visible soil material that is carried onto adjacent public streets shall be swept with water sweepers, as needed.

e) *No Impact.* The proposed project and associated uses would not create objectionable odors.

IV. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native residents or migratory wildlife corridors or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion of Impacts

(a)(b)(c)(d)(e)(f) *No Impact.* The project site is proposed to locate at the El Macero Country Club maintenance facility, which is accessed off Mace Boulevard, less than one mile south of Interstate 80 in south Davis. The maintenance facility is adjacent to the El Macero Golf Course. Although there are mature trees used for landscaping and shading purposes within the vicinity of the project area, there are no other natural resources, and no trees will be removed for the project. The County does not have an adopted HCP or NCCP, although a draft plan is now being prepared by the Yolo County Joint Powers Agency. The project would not conflict with any of the existing mitigation requirements or policies of the Yolo County Draft HCP/NCCP, or any other approved local, regional, or state habitat conservation plan.

V. CULTURAL RESOURCES

- | Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion of Impacts

- a) *No impact.* The project site is not known to have any historical significant or significant characteristics as defined by the criteria within the CEQA Guidelines.
- b) *No Impact.* The project site is not known have any archaeologically significant characteristics as defined by the criteria in the CEQA Guidelines.
- c) *No impact.* No paleontological resources are known or suspected and no unique geologic features exist on the project site.
- d) *Less than Significant Impact.* Although no burial sites are expected to be discovered on site, the potential exists during construction to uncover previously unidentified resources. Grading activities associated with development of the project could potentially disturb undiscovered buried human

remains. A condition of project approval will cite Section 7050.5 of the California Health and Safety Code, which states that when human remains are discovered, no further site disturbance shall occur until the County coroner has determined that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and the remains are recognized to be those of a Native American, the coroner shall contact the Native American Heritage Commission within 24 hours, which will notify a Most Likely Descendant (MLD). The MLD is responsible for recommending the appropriate disposition of the remains and any grave goods.

VI. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known Fault? Refer to Division of Mines and Geology Special Publication 42.				
ii) Strong seismic ground shaking?				
iii) Seismic-related ground failure, including liquefaction?				
iv) Landslides?				
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

According to the 2030 Yolo County General Plan, the only fault in the county that has been identified by the California Division of Mines and Geology (1997) to be subject to surface rupture (within an Alquist-Priolo Earthquake Fault Zone) is the Hunting Creek Fault, which is partly located in a sparsely inhabited area of the extreme northwest corner of the county. Most of the fault extends through Lake and Napa counties. The only other potentially active fault in the county is the Dunnigan Hills Fault, which extends west of I-5 between Dunnigan and northwest of Yolo. This fault is not within an Alquist-Priolo Earthquake Fault Zone, and is therefore not subject to surface rupture. A number of inactive faults, such as the Capay, Sweitzer, and West Valley faults) occur in the western part of the county; and no known faults are located in any of the major inhabited areas of the county.

Discussion of Impacts

a) *Less than Significant Impact.*

- (i) The project site can be expected to experience moderate to strong ground shaking during future seismic events along major active faults throughout Northern California or on smaller active faults located in the project vicinity. However, the project will comply with all applicable Uniform Building Code and County Improvement Standards and Specifications requirements.
- (ii) Any major earthquake damage on the project site is likely to occur from ground shaking, and seismically related ground and structural failures. Local soil conditions, such as soil strength, thickness, density, water content, and firmness of underlying bedrock affect seismic response. Seismically induced shaking and some damage should be expected to occur during a major event but damage should be no more severe in the project area than elsewhere in the region. The project will be required to comply with standard construction practices. People and structures would not be exposed to potential substantial adverse effects involving strong seismic ground shaking.
- (iii) The proposed wireless telecommunications facility is located in a relatively level area. Subsurface soils in the project vicinity consist of silt loam. Liquefaction in the project vicinity during seismic events is unlikely.
- (iv) The project site is relatively level and approval of the project would not expose people or structures to potential landslides.

b) *Less than Significant Impact.* The project involves construction and operation of an unstaffed wireless telecommunications facility, with only a small area of ground disturbance proposed for foundation placement. Substantial soil erosion or loss of topsoil is unlikely to occur.

c) *Less than Significant Impact.* The project is not located on unstable geologic materials and will not have any affect on the stability of the underlying materials or on the underlying materials to potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. The project site is relatively level ground, underlain predominantly by silt loam soils. Onsite or off site potential landslides, or liquefaction during seismic events are unlikely.

d) *Less than Significant Impact.* Geologic hazard impacts that are associated with expansive soils include long-term-differential settlement and cracking of foundations, disruption and cracking of paved surfaces, underground utilities, canals, and pipelines. As long as pavement, foundation and other construction for the project follows generally accepted geotechnical procedures minimizing consequences of expansive soil, no substantial risks should occur.

e) *No Impact.* The site is currently served by City of Davis infrastructure. The proposed wireless telecommunications facility will not be serviced by a septic system.

VII. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- c) Be affected by climate change impacts, e.g., sea level rise, increased wildfire dangers, diminishing snow pack and water supplies, etc.?

Discussion of Impacts

- a) *Less Than Significant Impact.* The proposed project is an unstaffed wireless telecommunications facility. Construction of the proposed facility is expected to last one month, which would consist of at least two truck trips to and from the site per day. The only vehicular traffic generated by the project's operation would be one site visit per month for routine maintenance purposes. The project could potentially generate greenhouse gas emissions with construction of the facility; however, these levels would be minimal, as construction activities related to installation of the project are temporary, and operation impacts are negligible. Thus, the project is not expected to generate greenhouse gas emissions that will have a significant impact on the environment.
- b) *No Impact.* The proposed project would not conflict with any applicable plan, policy or regulation adopted to reduce GHG emissions, including the numerous policies of the newly adopted Yolo County 2030 Countywide General Plan.
- c) *No Impact.* The project is not at significant risk of wildfire dangers or diminishing snow pack or water supplies.

VII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working within the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

with wildlands?

Discussion of Impacts

- a) *Less than Significant Impact.* Construction of the proposed project would require the transport, storage, use, handling, and disposal of different types of hazardous substances including fuel, oil, lubricants, and solvents. However, operation of the project would not result in any new hazardous emissions or materials. Storage of significant quantities of fuel, oil, or other potentially hazardous materials at the construction site would not occur. The transport, use, and disposal of any construction related hazardous materials will be stored and handled in accordance with all applicable federal, state, and local requirements, including Yolo County Environmental Health Environmental Health and Central Valley Regional Water Quality Control Board regulations that may require plan review and permits for approval of the project. Additionally, all construction and demolition activities involving hazardous materials must have Environmental Health approval. Therefore, hazardous impacts to the public or environment will be less than significant.
- b) *Less than Significant Impact.* See (a), above. The applicant is required to provide a Hazardous Materials Business Plan to the satisfaction of the Yolo County Environmental Health Department Director. Impacts from the accidental release of hazardous materials into the environment would be less than significant. Concerns about electromagnetic fields and public health have been raised in regard to the proposed wireless telecommunications facility and its proximity to residences. Electromagnetic radiation exposure limits, both public and occupational, are entirely under the jurisdiction and regulation of the federal government. The Federal Communications Commission's Rules and Regulations ensure that the general population is protected from unnecessary exposure through compliance with environmental standards established by the United States Congress (See Section 704 of the 1996 Telecommunications Act: 1997 OET Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields"). FCC rules require all transmitting facilities to comply with radiofrequency exposure guidelines. According to a publication prepared by the FCC and the Local and State Government Advisory Committee, the limits established in the guidelines are designed to protect the public health with a very large margin of safety (See *A Local Government Official's Guide to Transmitting Antenna RF Emission Safety: Rules, Procedures, and Practical Guidance*, June 2, 2000). It is therefore unlikely that the proposed wireless communications facility will exceed specific federal guidelines that protect the public from the environmental effects of radiofrequency emissions.
- c) *No Impact.* The project is located approximately one mile east of an existing school; however, as indicated in (a) and (b) above, the project is not expected to emit hazardous emissions or handle hazardous materials that could be detrimental to the public. Additionally, a study prepared by TRK Engineering for a similar Clearwire project located in west Davis (October 7, 2009), has determined that the maximum possible radiofrequency exposure would be well below the maximum permissible exposure limit (as established by the FCC) for the general population. The study assumed worst-case scenario, i.e., that the facility would radiate the maximum number of Clearwire channels at the same time, with each antenna within a sector transmitting at maximum power level and in the direction of the studied locations (near the facility at street level and nearby residential rooftops). According to the study, a six-foot tall person standing near the facility at ground level would receive approximately 0.09 percent of the maximum permissible exposure limit. There would be less radiofrequency exposure on the ground level or nearby buildings as a person moved away from the site. The radiofrequency exposure levels on nearby rooftops would be approximately 0.08 percent of the maximum permissible exposure limits, with a relatively low level of radiofrequency energy directed either above or below the horizontal plane of the antennas (which would be placed at the 68-foot and 64-foot elevation heights). Therefore, the proposed Clearwire facility would comply with appropriate guidelines that limit human exposure to radiofrequency fields, as set forth by the Federal Communications Commission.
- d) *No Impact.* The project site was previously included on a list of hazardous materials sites compiled by the Yolo County Environmental Health Department-Hazardous Waste Site Files pursuant to Government Code 65962.5. In May 1991, waste oil drums, a 550-gallon aboveground diesel tank,

and two underground tanks were removed. However, the case (File H 107) was closed in December 1994, and archived in January 2004. There are no current hazardous risks to the environment or the public due to any known on-site hazardous materials.

- e) *Less than Significant Impact.* The project is within five miles of a public airport, but is not within the runway clearance zones established to protect the adjoining land uses in the vicinity from noise and safety hazards associated with aviation accidents.
- f) *No Impact.* The project site is not located within the vicinity of a private airstrip.
- g) *No impact.* The project would not interfere with any adopted emergency response or evacuation plans.
- h) *No impact.* The project site is not located in a wildland area and, therefore, would not be at risk from wildland fires.

VIII. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Significantly deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a) *No Impact.* The project proposes the construction and operation of an unstaffed wireless telecommunications facility, and would not discharge any pollutants into the water system or result in any violations of existing requirements.
- b) *No Impact.* The proposed wireless telecommunications facility would not affect any nearby wells and would not deplete groundwater supplies or interfere with groundwater recharge.
- (c)(d)(e) *No Impact.* The project will not modify any drainage patterns or change absorption rates, or the rate and amount of surface runoff.
- f) *No Impact.* See (a) above. No additional impacts to water quality are anticipated.
- (g)(h) *No Impact.* The project site is located in Flood Zone C, as designated by the Federal Emergency Management Agency. Zone C is a flood area not determined to be subject to 100-year and 500-year floods. The proposed wireless telecommunications facility will not impede flood flows.
- i) *No Impact.* The project site is not located immediately down stream of a dam or adjacent to a levee that would expose individuals to risk from flooding.
- j) *No Impact.* The project area is not located near any large bodies of water that would pose a seiche or tsunami hazard. In addition, the project site is relatively flat and is not located near any physical or geologic features that would produce a mudflow hazard.

X. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a) *No impact.* The project is a proposed wireless telecommunications facility and would not divide any established community.
- b) *No Impact.* The project site is zoned for residential uses, and in operation as a maintenance compound for the El Macero Golf Course and Club House. The proposed project would not conflict with any land use plan adopted for the purpose of avoiding an environmental effect.
- c) *No Impact.* The County does not have an adopted HCP or NCCP, although a draft plan is now being prepared by the Yolo County Joint Powers Agency. The project would not conflict with any of the existing mitigation requirements or policies of the Yolo County Draft HCP/NCCP.

XI. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a) *No impact.* The project site is not designated as an area of significant aggregate deposits, as classified by the State Department of Mines and Geology.
- b) *No Impact.* See response to X(a).

XII. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

(a)(b)(c) *Less than Significant Impact.* The operation of the proposed wireless telecommunications facility would not generate any excessive levels of new permanent noise. Noise levels generated at the project site would be defined by the equipment cabinet/air conditioning system, which is relatively smaller than a typical home air conditioning unit, and would not exceed noise levels currently generated at the project site, which are primarily composed of traffic on Mace Boulevard. Therefore, impacts to noise levels would be considered less than significant.

- d) *Less than Significant Impact.* Construction noise would be of a short period (approximately 28 days). Noise from the temporary construction activities will be less than significant.
- e) *No Impact.* The nearest public airport is approximately five miles away; however, the project site is not within an airport land use plan.
- f) *No Impact.* The project site is not located near a private airstrip and would not be exposed to noise from any private airstrip.

XIII. POPULATION

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through the extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

(a)(b)(c) *No Impact.* The proposed project is a wireless telecommunications facility and would not induce substantial population growth in the area, would not displace any existing housing, and would not displace any people.

XIV. PUBLIC SERVICES

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 rations, response time or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

(a) through (e) *No Impact.* The wireless telecommunications facility would not increase the need for public services.

XV. RECREATION

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have been an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a) *No Impact.* The project would not require the construction of additional recreational facilities nor substantially increase the use of existing recreational facilities.
- b) *No Impact.* The project would not require the construction of nor include additional recreational facilities.

XVI. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a) *Less than Significant Impact.* Construction of the wireless telecommunications facility could generate up to three to four truck trips per day for approximately one month. Operation of the facility would generate approximately two vehicle trips per month. No permanent changes to local traffic circulation

will result from this project. The impacts associated with the increase in traffic will be less than significant.

- b) *Less than Significant Impact.* See (a), above.
- c) *No Impact.* The proposed project includes the installation of a 70-foot monopine, but would not affect air traffic patterns.
- d) *No Impact.* The project does not incorporate design features that would substantially increase hazards or introduce incompatible uses.
- e) *No Impact.* The project would not result in inadequate emergency access.
- f) *No Impact.* The project would not conflict with any adopted policies, plans, or programs supporting alternative transportation.

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

(a) through (g) *No Impact.* The project is a proposed wireless telecommunications facility and would have no impacts on public utilities and facilities.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environment effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion of Impacts

- a) *No Impact.* Based on the information provided in this Initial Study, no potential environmental impacts would be caused by the project. No important examples of major periods of California history or prehistory in California were identified; and the habitat and/or range of any special status plants, habitat, or plants would not be substantially reduced or eliminated.
- b) *Less than Significant Impact.* Based on the analysis provided in this Initial Study, the project would have less than significant cumulative impacts.
- c) *Less than Significant Impact.* Based on the analysis provided in this Initial Study, impacts to human beings resulting from the proposed project would be less than significant. The project as proposed would not have substantial adverse effects on human beings, either directly or indirectly.

REFERENCES

- Application materials
- TRK Engineering, *Federal Communications Commission (FCC) Compliance Study on Non-ionizing Electromagnetic Radiation (NIER) prepared for Clearwire Wireless Broadband*, October 7, 2009
- Federal Communications Commission Fact Sheet, *New National Wireless Tower Siting Policies*, April 23, 1996
- Federal Communications Commission and Local and State Government Advisory Committee, *A Local Government Official's Guide to Transmitting Antenna RF Emission Safety: Rules, Procedures, and Practical guidance*, June 2, 2000
- *2030 Yolo Countywide General Plan*, 2009, as amended
- *Yolo County Zoning Ordinance, Title 8, Chapter 2 of the County Code*, 2004, as amended

- Yolo Solano Air Quality Management District, *Handbook for Assessing and Mitigating Air Quality Impacts*, 2007
- Staff experience and knowledge

**FINDINGS
CLEARWIRE MONOPINE USE PERMIT
ZONE FILE #2009-033**

Upon due consideration of the facts presented in this staff report and at the public hearing for Zone File #2009-033, the Yolo County Planning Commission finds the following:
(A summary of evidence to support each FINDING is shown in Italics)

California Environmental Quality Act (CEQA) and Guidelines

That the recommended Negative Declaration/Initial Study was prepared in accordance with the California Environmental Quality Act (CEQA) and is the appropriate environmental document and level of review for this project.

The environmental document for the project, prepared pursuant to Section 15000 et. seq. of the CEQA Guidelines, provides the necessary proportionate level of analysis for the proposed project, and sufficient information to reasonably ascertain the project's potential environmental effects. The environmental review process has concluded that there will not be a significant effect on the environment as a result of the proposed project.

General Plan

That the proposal is consistent with the Yolo County General Plan as follows:

The Yolo County General Plan designates the subject property as Agricultural (AG).

The project is consistent with the following General Plan Policies:

Community Character Policy CC-1.18: Electric towers, solar power facilities, wind power facilities, communication transmission facilities and/or above ground lines shall be avoided along scenic roadways and routes, to the maximum feasible extent.

Public Facilities and Services Policy PF-11.2: Encourage expanded coverage and enhanced quality for communication technology, such as mobile connectivity, high-speed wireless internet access, and emergency communication systems.

Economic Development Policy ED-1.4: Encourage the telecommunications industry to install and maintain high-speed high-capacity telephone and Internet service throughout the county so that businesses can effectively compete.

Zoning

That the proposal is consistent with the Wireless Communication Facilities Ordinance (Section 8-2.2417 of the Yolo County Code) as follows:

The site is adequate for the development of the proposed wireless communication facility.

The subject property is currently in use as a maintenance facility for the El Macero Golf Course Country Club. The area proposed for the monopine and lease area is a previously disturbed area located on the north side of two existing buildings and

ATTACHMENT D

propane/fuel tanks. The proposed project location on the property does not contain any biologic or wetland resources, and would not require removal of any productive farmland. The site is considered adequate for the proposed project.

Opportunities to collocate the subject facility on an existing facility have either been exhausted or are not available in the area.

There is currently inadequate wireless internet and VOIP reception in the project area. According to the applicant, they typically seek to collocate their facilities on existing structures, which can be verified by several collocation permits in the unincorporated area of the county. No appropriate structures within the required service area were available for collocation in the general project area. The only wireless towers existing in the area are too far from the proposed service area.

The facility as proposed is necessary for the provision of an efficient wireless communication system.

The proposed facility is specifically designed to coordinate with other nearby Clearwire collocation facilities, and to augment the Clearwire connection in the City of Davis and surrounding unincorporated area. There is no other tower located in the area where new Clearwire equipment can be collocated, in order to provide adequate wireless internet and VOIP signal coverage. Therefore, the applicant's proposal to provide wireless internet and VOIP service to a significant portion of this underserved area is considered necessary.

The development of the proposed wireless communication facility will not significantly affect the existing onsite topography and vegetation; or any designated public viewing area, scenic corridor or any identified environmentally sensitive area or resource.

Since the subject property is relatively flat and has been previously disturbed, the proposed project would not require significant grading and thus would not impact the existing topography. Although the surrounding area has mature landscaping, no vegetation will be removed for the proposed project as it is located in a vacant area adjacent to two maintenance buildings on El Macero Country Club property. An access route will be granted by the property owner for access to the site. The proposed project is located adjacent to a golf course, in a maintenance facility compound area, which is screened by a sound wall. The project is not within any designated public viewing area or scenic corridor.

The proposed wireless communication facility will not create a hazard for aircraft in flight and will not hinder aerial spraying operations.

The project site is approximately five miles from the UC Davis airport. The proposed facility and height of the monopole will have no potential to create an additional hazard for aircraft or to hinder aerial spraying operations.

The applicant agrees to accept proposals from future applicants to collocate at the approved site.

The project proposal currently includes one provider – Clearwire – with additional space for future providers. As a condition of project approval, the applicant is required to cooperate with the County and other providers in collocating on the subject monopine pole. According to the applicant, Verizon has indicated an interest in collocating should the facility be approved.

That the proposal is consistent with findings required for approval of a Use Permit (Section 8-2.2804 of the Yolo County Code) as follows:

The requested land use is listed as a conditional use in the zoning regulations.

Pursuant to Section 8-2.804 (b), the proposed wireless communication facility is allowed within the R-1 Zone through the Use Permit review and approval process.

The request is essential or desirable to the public comfort and convenience.

Wireless communication is widely used as an efficient communication system for business and personal use and is recognized by the California Public Utilities Commission as a necessary public service that provides an additional notification service for emergency communications. The Yolo County Sheriff's Department has indicated that their in-car computer capabilities will be increased by approval of the project.

The requested land use will not impair the integrity or character of a neighborhood or be detrimental to public health, safety or general welfare.

As evidenced in the Negative Declaration/Initial Study, the proposed project will not create a significant effect on the character of the surrounding urban area. Aboveground utility lines currently line the east side of Mace Boulevard, which is adjacent to the proposed project location. The facility would be partially screened by an existing sound wall and mature foliage.

As identified in the Negative Declaration/Initial Study, wireless communication technology has been determined not to be detrimental to the public health, safety, or general welfare so long as the appropriate federal standards are implemented. As a condition of project approval, the proposed wireless telecommunications facility shall comply with, and at all times shall be maintained and operated in accordance with, all applicable FCC rules and regulations with respect to environmental effects of electromagnetic emissions. Therefore, the proposed project does not pose a detrimental effect to public health, safety, or general welfare.

Adequate utilities, access roads, drainage, sanitation, and/or other necessary facilities will be provided.

All necessary infrastructure and utilities will be required of the proposed project.

**CONDITIONS OF APPROVAL
CLEARWIRE MONOPINE USE PERMIT
ZONE FILE #2009-033**

Planning

1. Development of the site, including construction and/or placement of structures, shall be as described in this staff report for this Use Permit (ZF #2009-033). Construction shall be limited to: 1) One 70-foot high wireless telecommunications "monopine" (fake pine tree) pole with three Clearwire 26-inch directional antennas (microwave dishes) placed at the 68-foot elevation; three Clearwire 42-inch panel antennas placed at the 64-foot elevation; and three Clearwire BTS (base transceiver station) units; 2) one 2,400-square foot fenced lease area with one 50-inch by 25-inch Clearwire support cabinet; and 3) additional space for future wireless communication systems both on the pole and on the ground (**Attachment A**). Any minor modification or expansion of the proposed use shall be in keeping with the purpose and intent of this Use Permit, and shall be administered through Site Plan Review approved by the Director of the Planning and Public Works Department. The facility shall be operated in a manner consistent with the project's approval. Upon termination of the wireless communication system use, the project site shall be restored back to its original condition within 180 days.
2. Any proposed modification determined to be significant, such as an increase in pole height, shall require an amendment to this Use Permit with approval from the Planning Commission.
3. The use allowed under this Use Permit (ZF #2009-033) shall commence within one (1) year from the date of approval by the Yolo County Planning Commission or said permit shall be deemed null and void without further action.
4. Assessment of fees under Public Resources Code Section 21089, and as defined by Fish and Game Code Section 711.4 will be required. The fees (\$2,010.25 plus \$50 Recorder fee) are payable by the project applicant upon filing of the Notice of Determination by the lead agency, within five working days of approval of this project by the Planning Commission.
5. The applicant shall cooperate with the County in addressing shared usage of the facilities and/or site for future collocation on the communication tower and shall not be unreasonably opposed to sharing the site and facilities with other service providers.
6. Any lighting and/or glare generated from the subject facility shall be directed away from the public right-of-way, nearby residences and adjoining properties.
7. Prior to issuance of any grading or building permit, the applicant shall provide a copy of the signed lease agreement, which includes an exhibit that identifies the 12-foot utility and access easement as shown in the Site Plan for this project (ZF #2009-033), to the Director of Planning and Public Works.
8. Construction details shall be included in construction drawings, submitted concurrent with building permit application, and are subject to review and approval by the Director of the Planning and Public Works Department.

ATTACHMENT E

9. The proposed "monopine" pole and ground equipment lease area shall be designed, constructed, and completed utilizing materials consistent with the surrounding environmental setting to the satisfaction of the Director of the Yolo County Planning and Public Works Department.
10. The wireless telecommunications facility shall comply with, and at all times shall be maintained and operated in accordance with, all applicable FCC rules and regulations with respect to environmental effects of electromagnetic emissions.
11. During construction activity, any open trenches shall be covered overnight to prevent animals from becoming trapped. Any open trenches shall be inspected prior to commencement or continuation of construction activity and any trapped animals shall be allowed to exit on their own ability.

Engineering

12. No improvements are proposed for the existing access to the project site (El Macero Country Club maintenance facility). However, should any improvements be made, an encroachment permit may be required from the City of Davis. The applicant shall be responsible for obtaining all necessary permits prior to any work done in the City's right-of-way.

Building

13. The applicant shall obtain building permits for all structures prior to commencement of their construction. Engineered construction and structure plans shall be required at the time of building permit application submittal.
14. New construction shall meet State of California minimum code requirements for fire, life, and safety standards. All proposed structures shall be constructed in accordance with the California Building, California Plumbing, California Mechanical and California Electrical Codes.
15. The project shall be constructed and operated in compliance with all applicable federal and state laws, including Yolo County Code regulations and FCC standards regulating wireless telecommunications facilities.

Environmental Health

16. Prior to the issuance of a building permit the applicant shall submit a hazardous materials/waste business plan and inventory for review and approval by Yolo County Environmental Health, if reportable quantities are reached or exceeded. Reportable quantities are amounts of hazardous materials that equal or exceed 500 pounds, 55 gallons, 200 cubic feet of gas, or any quantity of hazardous waste.

County Counsel

17. In accordance with Section 8-2.2415 of the Yolo County Code, the applicant shall agree to indemnify, defend, and hold harmless the County or its agents, officers and employees from any claim, action, or proceeding (including damage, attorney fees, and court cost awards) against the County or its agents, officers, or employees to attach, set aside, void, or annul an approval of the County, advisory agency, appeal board, or legislative body

concerning the permit or entitlement when such action is brought within the applicable statute of limitations.

The County shall promptly notify the applicant of any claim, action or proceeding and that the County cooperates fully in the defense. If the County fails to promptly notify the applicant of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold the County harmless as to that action.

The County may require that the applicant post a bond in an amount determined to be sufficient to satisfy the above indemnification and defense obligation.

18. Failure to comply with the **CONDITIONS OF APPROVAL** as approved by the Planning Commission may result in the following actions:
 - **legal action;**
 - **non-issuance of future building permits.**