



County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

John Bencomo
DIRECTOR

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www.yolocounty.org

PLANNING COMMISSION STAFF REPORT

DECEMBER 9, 2010

FILE #2009-001: Request for a Use Permit to construct and operate a wireless communications facility with a 120-foot tall cell tower in the Light Industrial (M-1) zone (**Attachment A**). The tower will be a monopole with no guy wires, initially used by Metro PCS, and will serve Knights Landing and the surrounding area.

APPLICANT: Skyway Towers LLC
Craig Beardsley
9556 Baypoint Way
Elk Grove, CA 95624

OWNER: Marvin Crawford
P.O. Box 487
Knights Landing, CA 95645

LOCATION: 42445 County Road 116, Knights Landing (APN: 056-350-14) (**Attachment B**)

SUPERVISOR DISTRICT: 5
(Supervisor Chamberlain)

GENERAL PLAN: Industrial (IN), with Specific Plan Overlay (SPO)

FLOOD ZONE: A (area within the 100-year flood plain)

ZONING: Light Industrial (M-1)

SOILS: Sycamore silty clay loam (St), drained (Class I)

FIRE SEVERITY ZONE: None

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

REPORT PREPARED BY:

Stephanie Cormier, Associate Planner

REVIEWED BY:

David Morrison, Assistant Director

RECOMMENDED ACTIONS

That the Planning Commission:

1. **HOLD** a public hearing and receive comments;
2. **ADOPT** the Mitigated Negative Declaration, Mitigation Monitoring and Reporting Plan, and Errata to the Initial Study/Mitigated Negative Declaration prepared for Zone File #2010-029 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**).

AGENDA ITEM 6.2

REASONS FOR RECOMMENDED ACTIONS

The facility will allow Knights Landing and the surrounding area to enjoy state-of-the-art cellular, broadband, and other wireless services. The proposed project would directly benefit the town of Knights Landing by increasing coverage to include greater parts of the surrounding area. Metro PCS would initially utilize the facility, and four additional cellular, broadband, and other wireless carriers would be able to collocate in the future, both on the tower and on the ground.

BACKGROUND

Skyway Towers is proposing to construct a wireless telecommunications facility with a 120-foot tall cell tower (**Attachment A**) at the southeastern edge of the town of Knights Landing. The proposed tower will be a monopole (no guy wires), which will be constructed within an enclosed 2,490-square foot ground lease area located approximately 98 feet east of an industrial building complex (former bean factory). The cell tower and associated lease area will initially be utilized by Metro PCS, and would provide collocation opportunities for future wireless broadband and cellular operators.

Metro PCS panel antennas are proposed to be placed at the 120-foot elevation (top of the tower); and the tower is designed to allow future antennas from other leaseholders to be placed at heights of 110 feet, 100 feet, 90 feet, and 80 feet, with a future microwave dish at the 70-foot elevation. Metro PCS would also locate ground equipment within a 12-foot by 16-foot enclosure inside the lease area for an equipment cabinet, platform, and battery backup. Additional space within the ground lease area would be able to accommodate up to four future carriers. Access to the site would be from a 12-foot easement off County Road 116; the unstaffed facility would require one to two visits per month for maintenance purposes.

The project site is located in the southeastern portion of a 9.7-acre property that is occupied with a large industrial building complex, which is currently used for a number of small equipment appliance stores and other businesses, and accessed from the north off County Road 116. The remainder of the property is under cultivation. The property is zoned Light Industrial (M-1) and designated by the 2030 Countywide General Plan as Industrial (IN), with a Specific Plan Overlay (SPO).

The surrounding properties to the south and the east/northeast are agriculturally zoned (A-1 and A-P, respectively), and are in agricultural production. The A-1 zoned property to the south contains a rural home site that is located approximately 310 feet southwest of the proposed facility. Residentially zoned properties lie to the north (R-2); and a residential subdivision lies to the west (PD-8, single family residences) with the closest residence approximately 465 feet from the project site.

STAFF ANALYSIS

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). The project is also in compliance with the Yolo County 2030 Countywide General Plan, and all environmental issues are adequately addressed in the Mitigated Negative Declaration (**Attachment C**).

Aesthetics

The 120-foot tall cell tower is a single monopole design containing no guy wires or lattice features. The tower will contain no lighting. Visibility of the tower will be significantly reduced from ground level in the surrounding area due to screening provided by the industrial building complex. A condition of

project approval will minimize aesthetic impacts to the rural residence located southwest of the facility, by requiring perimeter tree screening.

Portions of the tower would also be visible from segments of County Road 116 to the north and Hunter Street to the west. In addition, the tower would be visible from other vantage points in the nearby vicinity of the project site, including several residences (see photo-simulations in **Attachment F**). Aesthetic impacts associated with the project will be perceived differently by various individuals. It is staff's determination that the proposed tower's location would not substantially degrade the existing visual character of the site and its surroundings, particularly once landscape screening is installed as a Condition of Approval.

Alternatives

Initially, the applicant proposed to locate a 130-foot tower in the southwest corner of the same 9.7-acre parcel, adjacent to the neighborhood of homes along Hunter Street. This placed the facility fencing approximately 27 feet from the nearest residential rear yard property line (with the actual tower approximately 55 feet from the nearest residential property line). As proposed, this initial siting of the tower would not have been consistent with the County's Wireless Communications Facility Use Permit Review Criteria (Section 8-2.2417 of the Yolo County Code), which requires that a tower not significantly affect a public view or scenic corridor. Accordingly, staff worked with the applicant to find a more appropriate location, i.e., farther away from the neighbors along Hunter Street. Thus, the proposed location, as described above, places the facility on the east side of the industrial building complex, which is approximately 420 feet from the closest residential property line along Hunter Street, and still within the search ring parameter used to determine facility feasibility (**Attachment G**).

Previously, and concurrent with the original application submittal, the Yolo Emergency Communications Agency (YECA), a 911 "first responder" dispatch agency, had accepted an offer from Skyway Towers to collocate for free. However, the required change in project location described above, which resulted in a project delay, caused YECA's governing body to discontinue its efforts with Skyway Towers and move forward with their own previously approved project to erect an 88-foot high, self-supporting tower and equipment shelter on the Knights Landing Community Service District's Ridge Cut well site, which is located approximately 1,225 feet southwest of the proposed project. The 88-foot high tower is too short to meet Metro PCS coverage objectives.

Prior to submission of the Use Permit application, the applicant conducted an investigation to determine potential alternative locations that met the criteria for the project. Two existing cellular towers were identified within a five mile radius of the proposed Knights Landing site. The first tower is a 70-foot monopole located on Cranmore Road in southern Sutter County. The tower is too short to meet the coverage objectives of the existing tenants, Nextel and T-Mobile, and the proposed Metro PCS signals will not reach to the existing antenna infrastructure. The second alternative location is a 185-foot lattice tower on County Road 116B. The tower is located too far south and east of the coverage area for it to be used by Metro PCS (**Attachment G**).

Electromagnetic Fields

In August 1996, the FCC adopted new guidelines and methods for evaluating the environmental effects of radiofrequency (RF) radiation from FCC regulated transmitters. The FCC adopted Maximum Permissible Exposure (MPE) limits for electric and magnetic field strength and power density for transmitters operating at frequencies from 300 kHz to 100 GHz. The guidelines effectively set a national radio frequency (RF) exposure standard based on elements of the 1992 revision of the American National Standards Institute (ANSI) standard and the exposure criteria recommended by the National Council on Radiation Protection and Measurements (NCRP). The

FCC concluded, after years of study and analysis, that the adopted guidelines and MPE limits would effectively protect the public and workers from exposure to potentially harmful RF fields.

Measurements made by the FCC, EPA and others have shown that ambient RF radiation levels in inhabited areas near wireless facilities are typically well below the exposure levels recommended by current standards and guidelines. Prior to FCC approval, all transmitting facilities are required to demonstrate compliance with FCC safety guidelines.

Flood Plain

As discussed in the Initial Study prepared for the project and addressed in the Conditions of Approval (**Attachment E**), the project site is located in Flood Zone A, which is an area within the 100-year flood plain where base flood elevations have not been determined. Prior to any grading or construction activity, the applicant will be required to determine the site's base flood elevation (BFE) through completion of a flood elevation certificate, prepared by a licensed surveyor or registered engineer, so that ground mount and mechanical equipment can be built one-foot above the BFE in compliance with FEMA and County regulations.

SUMMARY OF AGENCY COMMENTS

A Request for Comments was prepared and circulated for the proposed project from June 21, 2010, to July 12, 2010. The project was also reviewed at the Development Review Committee meeting on July 28, 2010. The Initial Study/Mitigated Negative Declaration was circulated for a 30-day public review period from October 20, 2010 to November 19, 2010. The project was also reviewed at the Knights Landing Citizens Advisory Committee meetings in July and November, 2010, with the applicant present at the November 17, 2010, meeting. The Committee unanimously recommended approval of the project.

Comments received during the review period from interested agencies/parties are displayed in the table below and will be incorporated into the project as appropriate.

| Date | Agency | Comment | Response |
|---------------|----------------------------------|--|---|
| June 24, 2010 | Yolo County Building Division | Applicant must submit plans, permit application, and obtain building permits from the Building Division. The project will require a flood elevation certificate to be completed by a licensed surveyor or registered engineer in order to determine the project site's base flood elevation, to be submitted by the applicant concurrently with the building permit. | Included in the project's Conditions of Approval. |
| June 30, 2010 | Muir Residence on Hershey Street | "If there is no danger from the cell tower, we would love to have one in our community. We are really looking forward to having broadband if it's affordable." | N/A |

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|------------------|--|--|---|
| July 6, 2010 | Michael Cogburn, Knights Landing resident on Hunter Street | Questioned the effect the facility would have on receiving satellite T.V.; and expressed concern about property values being lowered due to the facility's proximity to a residential subdivision. Requested that the facility be built at least one-half mile away from his residence. | The current location of the facility is approximately 533 feet from the centerline of Hunter Street. |
| July 21, 2010 | Marianne Wolf, Support Services Manager for YECA | Given the recent setbacks and delays, YECA's governing board has directed staff to discontinue collaboration activity with Skyway Towers in order to move forward on their original project to erect an 88-foot high, self-supporting tower and equipment shelter on the Knights Landing Community Service District's Ridge Cut well site, located at Ridge Cut and Locust Street. | N/A |
| July 28, 2010 | Michael Sears, Hazard Materials Specialist, Yolo County Environmental Health | If the project proposes a backup generator that uses diesel, a Hazardous Materials Business Plan would be required. | Included in project's Conditions of Approval. |
| July 28, 2010 | Wayne Taniguchi, Consumer Protection, Yolo County Environmental Health | The applicant should exercise caution if siting the facility near existing septic systems. | Will be addressed at building permit submittal. |
| October 18, 2010 | Maria Wong, JPA Habitat Manager | A minor loss of habitat may be expected, the amount of which will be determined when construction plans are available. | Addressed as a mitigation measure in the Initial Study/Mitigated Negative Declaration and included in the project's Conditions of Approval. |

| | | | |
|-------------------------|---|--|---|
| <p>October 25, 2010</p> | <p>Matthew Jones, Supervising Air Quality Planner, Yolo- Solano Air Quality Management District</p> | <p>The District has the following comments:</p> <p>1) Initial Study, Section III-Air Quality, page 17, part b: In addition to being designated nonattainment of the federal ozone standard, the District has also been designated partial nonattainment of the particulate matter 2.5 (PM^{2.5}) standard.</p> | <p>Included in the project's Conditions of Approval (see accompanying memo)</p> |
| | | <p>2) Initial Study, Section VII-Greenhouse Gas Emissions, page 23, part a: The discussion of the impact states that an emergency generator will turn on if the power to the site ever fails. The District would like to note that this generator may be subject to District Rules and Regulations and encourages the project proponent to contact the District's engineering department at (530) 757-3650 for further information.</p> <p>The following district rules and Regulations may apply to the project:</p> <ul style="list-style-type: none"> • Portable diesel fueled equipment greater than 50 horsepower (HP), such as generators or pumps, must be registered with either the Air Resources Board's (ARB's) Portable Equipment Registration Program (PERP) (http://www.arb.ca.gov/perp/perp.htm) or with the District. • All stationary equipment, other than internal combustion engines less than 50 horsepower, emitting air pollutants controlled under District rules and regulations require an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. | |

| | | | |
|-------------------|--|--|--|
| October 26, 2010 | Arthur Murray, Associate Transportation Planner, Caltrans | At this time Caltrans has no comments. However, the Department would appreciate being kept apprised of any changes to the above-mentioned project description. Contact # 916-274-0616. | N/A |
| November 10, 2010 | Todd Riddiough, Senior Civil Engineer, Yolo County Public Works | The applicant shall file a Record of Survey, prepared by a licensed surveyor in the State of California, whenever any of the following instances occur: a. A legal description has been prepared that is based upon a new field survey disclosing data that does not appear on any previously filed Subdivision Map, Parcel Map, Record of Survey, or other official map. b. Permanent monuments have been set marking any boundary. Any other Public Works concerns will be handled at building permit issuance (county road damage during construction, stormwater pollution prevention < 1 acre disturbance, etc.) | Included in the project's Conditions of Approval |

ATTACHMENTS

- A: Site Plan**
- B: Location Map**
- C: Initial Study/Mitigated Negative Declaration, Mitigation Monitoring and Reporting Plan, and Errata**
- D: Findings**
- E: Conditions of Approval**
- F: Photo Simulations**
- G: Search Ring**

SKYWAY TOWERS
 3903 NORTDALE BLVD
 SUITE 111W
 TAMPA, FL 33624



- E 04/07/07 ASSESS GRADING AND EASEMENTS
- D 04/07/07 REVISIONS TO THE LOCATION
- C 07/24/07 CONSULTATION DRAWINGS
- B 05/24/07 CLIENT COMMENTS
- A 04/07/07 ZONING DRAWINGS

W-T

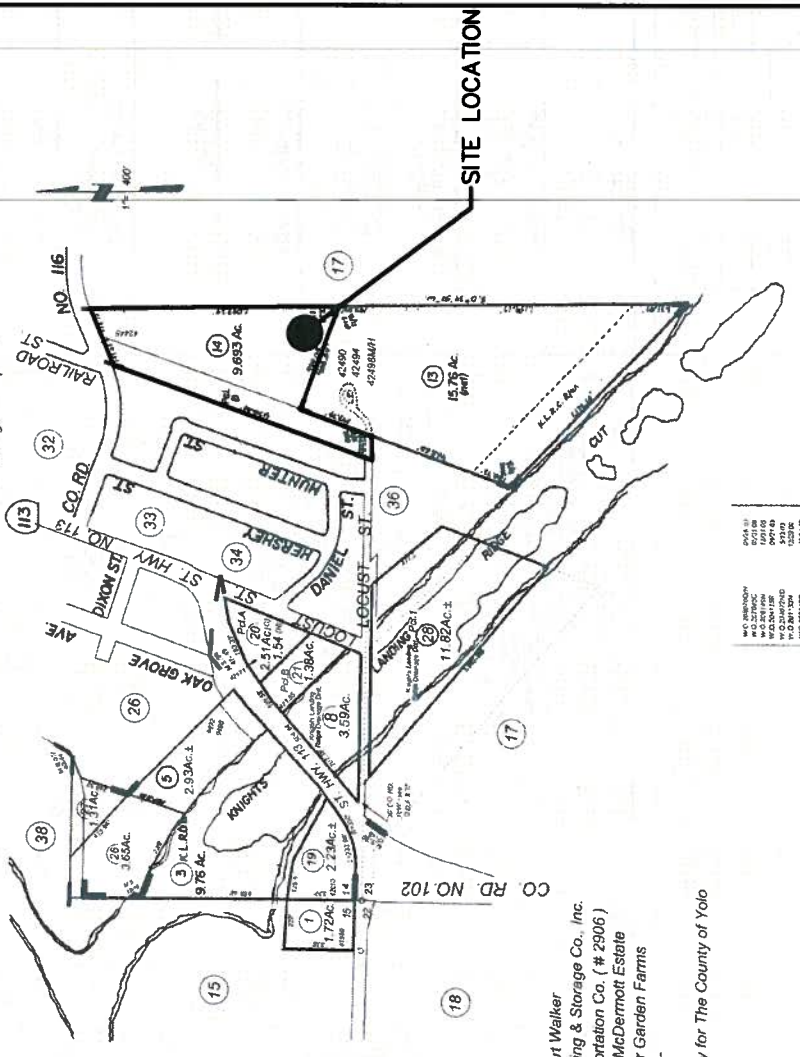
W-T COMMUNICATION
 DESIGN GROUP, LLC
 2001 Industrial Avenue
 P.O. Box 2001
 Yuba City, TX 75901
 A. Yuba City, TX 75901
 B. Yuba City, TX 75901
 C. Yuba City, TX 75901

DATE: _____ DRAWN BY: EWT
 PROJECT NO: T100451
 CHECKED BY: RJG
 SITE NUMBER: CA-0366
 KNIGHTS LANDING
 42445 COUNTY RD. 116
 KNIGHTS LANDING, CA
 YOLO COUNTY
 SHEET TITLE: PARCEL MAP
 SHEET NUMBER: PM-1

56-35

CAUTION - These Maps ARE NOT to be used for legal descriptions.

POR. OF SEC. 14, 15, 23, T. 11N., R. 2E., M.D.B & M.



| W-T | NO. | ACRES | BLK. |
|-----|-----|-------|------|
| 1 | 1 | 1.77 | 116 |
| 2 | 2 | 1.77 | 116 |
| 3 | 3 | 9.76 | 116 |
| 4 | 4 | 2.23 | 116 |
| 5 | 5 | 2.93 | 116 |
| 6 | 6 | 3.09 | 116 |
| 7 | 7 | 1.54 | 116 |
| 8 | 8 | 1.54 | 116 |
| 9 | 9 | 1.54 | 116 |
| 10 | 10 | 1.54 | 116 |
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| 32 | 32 | 1.54 | 116 |
| 33 | 33 | 1.54 | 116 |
| 34 | 34 | 1.54 | 116 |
| 35 | 35 | 1.54 | 116 |
| 36 | 36 | 1.54 | 116 |
| 37 | 37 | 1.54 | 116 |
| 38 | 38 | 1.54 | 116 |

VICINITY OF KNIGHTS LANDING
 Assessor's Map Bk. 56, Pg. 35
 County of Yolo, Calif.

(formerly par. 56-15, 16, 17, 26)
 NOTE - Assessor's Block Number Shown in Ellipses.
 Assessor's Parcel Number Shown in Circles

- M. & S. Bk. 11, Pg. 8 - Record of Survey for Art Walker
- M. & S. Bk. 11, Pg. 70 - Oakland Bean Cleaning & Storage Co., Inc.
- P.M. Bk. 5, Pg. 27 - Southern Pacific Transportation Co. (# 2906)
- M. & S. Bk. 12, Pg. 18 - Record of Survey for McDermott Estate
- P.M. Bk. 7, Pg. 80 - Pcl Map # 3394 for River Garden Farms
- M.S. Bk. 99, Pg. 47 to 49 - Record of Survey - St. Hwy 113
- M.S. Bk. 06, Pg. 102 - 110 - Record of Survey for The County of Yolo of The Town of Knights Landing

SKYWAY TOWERS



3903 NORTDALE BLVD
SUITE 111W
TAMPA, FL 33624

| | | | | |
|---|----------|--------------|-----------|-----------|
| L | 04/07/76 | BASED ON | AND | CASPERETS |
| D | 04/20/76 | REVISED | BY | LOCATION |
| C | 04/20/76 | CONSTRUCTION | DRAWINGS | |
| B | 04/20/76 | CLIENT | COMMENTS | |
| A | 04/07/76 | ZONING | REVISIONS | |

WAT

WAT COMMUNICATION
DESIGN GROUP, LLC
12015 Peach Avenue
Suite 100
Folsom, CA 95630
PH: (916) 226-2222 FAX: (916) 226-2444
E: info@watdesign.com W: www.watdesign.com
WAT IS AN EQUAL OPPORTUNITY EMPLOYER

DATE: _____ DRAWN: _____

PROJECT NO: T100451

DRAWN BY: EWT

CHECKED BY: RJG

SITE NUMBER: CA-0366

KNIGHTS LANDING

42445 COUNTY RD. 116
KNIGHTS LANDING, CA
YOLO COUNTY

SHEET TITLE
OVERALL SITE PLAN

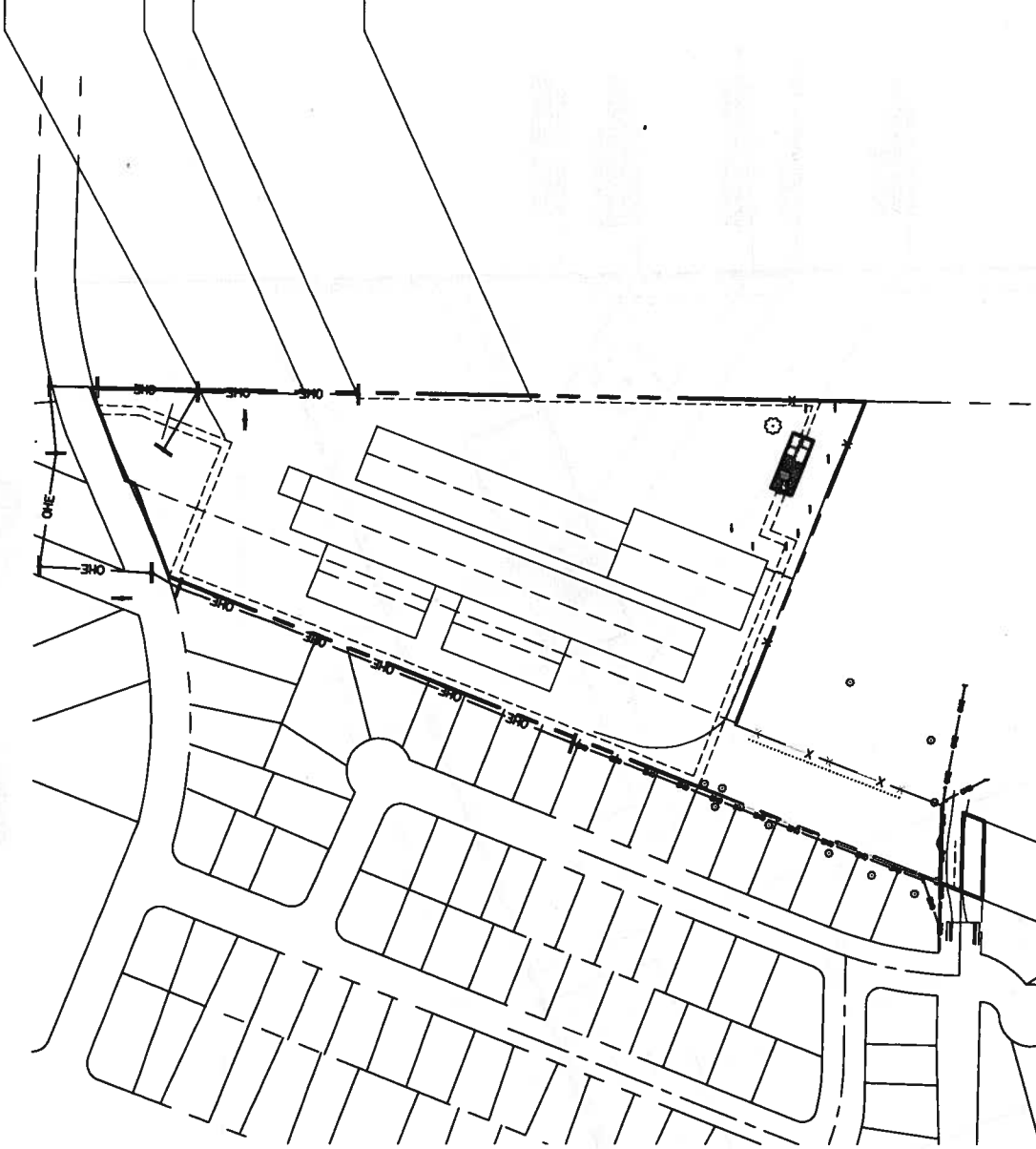
SHEET NUMBER
C-1

PROPOSED 12' WIDE
ACCESS EASEMENT. SEE
SURVEY FOR LEGAL
DESCRIPTION.

EXISTING PROPERTY LINE

EXISTING POLE MOUNTED
TRANSFORMER TO BE
UTILIZED.

PROPOSED 8' UTILITY
EASEMENT. SEE SURVEY
FOR LEGAL DESCRIPTION.



1

OVERALL SITE PLAN
SCALE: 1"=200'-0"

SKYWAY TOWERS

3903 NORTHDALE BLVD
SUITE 111W
TAMPA, FL 33624



| | | |
|----|----------|-----------------------------|
| 1E | 04/07/20 | ISSUED DRAWING AND EXHIBITS |
| 1D | 04/29/20 | REVISED SITE LOCATION |
| 1C | 04/25/20 | CONSTRUCTION PERMITS |
| 1B | 04/24/20 | CLIENT COMMENTS |
| 1A | 04/07/20 | FORMER DRAWINGS |

WAT

W-T COMMUNICATION
DESIGN GROUP, LLC
12715 Palmetto Avenue
Tampa, Florida 33613
Tel: (813) 229-2533 Fax: (813) 229-4444
E: info@watdesign.com Web: www.watdesign.com
OFFICE: 12715 PALMETTO AVENUE, TAMPA, FL 33613

DATE: _____ EXPIRES: _____

PROJECT NO: T100451

DRAWN BY: EWT

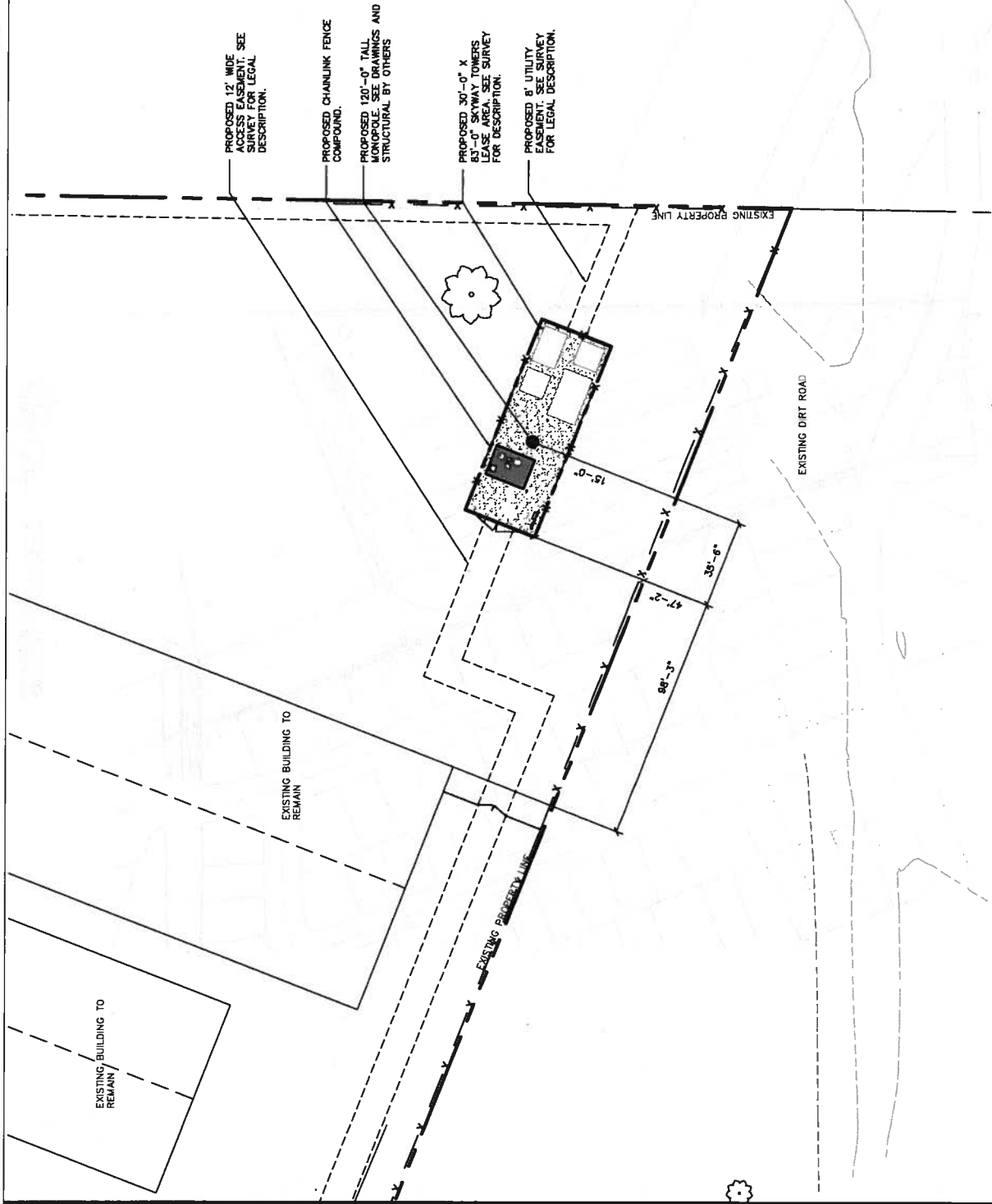
CHECKED BY: RJG

SITE NUMBER: CA-0386

KNIGHTS LANDING
42445 COUNTY RD. 116
KNIGHTS LANDING, CA
YOLO COUNTY

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-2



1

SITE PLAN
SCALE: 1"=40'-0"

TOWER MANUFACTURER'S SPECS, DESIGN, FABRICATION, AND CONCRETE FOUNDATION DESIGN WILL BE PROVIDED BY TOWER VENDOR. TOWER SHOWN ON THESE PLANS IS REPRESENTATIVE ONLY OF THE TOWER TYPE.

- PROPOSED 12'-0" X 16'-0" LEASE AREA.
- FUTURE METRO PCS EQUIPMENT CABINET.
- BATTERY BACKUP.
- PROPOSED METRO PCS RADIO.
- PROPOSED METRO PCS PPC RACK.
- PROPOSED METRO PCS TELCO CONNECTION.
- PROPOSED METRO PCS LTE RADIO.

PROPOSED 30'-0" X 83'-0" SKYWAY TOWERS LEASE AREA.

PROPOSED 20' WIDE DOUBLE GATE.

PROPOSED 8' TALL CHAIN LINK FENCE.

PROPOSED 120'-0" TALL MONOPOLE. SEE DRAWINGS AND STRUCTURAL BY OTHERS.

GENERAL NOTES

1. TOWER, ANTENNA ARRAY AND ANTENNAS ARE DESIGNED TO MEET INTERNATIONAL BUILDING CODE/2006, LOCAL BUILDING CODES, AND ANS/IEEE/71A-222-F STRUCTURAL STANDARDS FOR STEEL ANTENNA SUPPORTING STRUCTURES. THE DESIGN WIND SPEED IS 80 MPH PLUS 1/2" ICE.
2. ALL STRUCTURAL STEEL SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION.
3. EXISTING VEGETATION WILL BE REMOVED INSIDE LEASED AREA AND ACCESS DRIVE.
4. ALL STRUCTURAL STEEL SHALL BE DESIGNED, FABRICATED, AND ERECTED IN ACCORDANCE WITH ALSO SPECIFICATION (LATEST EDITION).
5. ALL CAST IN PLACE CONCRETE SHALL BE MIXED AND PLACED IN ACCORDANCE WITH ACI 318 AND ACI 301.
6. FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION (HANDICAPPED ACCESS NOT REQUIRED).
7. FACILITY WILL NOT BE LIGHTED WITH THE EXCEPTION OF EMERGENCY CONDITIONS.
8. FACILITY HAS NO PLUMBING.
9. FACILITY WILL BE INDEPENDENTLY POWERED WITH SEPARATE METER.
10. TOWER AND ANTENNA INSTALLATION SHALL BE CONDUCTED BY FIELD CREWS EXPERIENCED IN THE ASSEMBLY AND ERECTION OF RADIO ANTENNAS, TRANSMISSION LINES, AND SUPPORT STRUCTURES. CONTRACT COMPANIES AND THEIR EMPLOYEES SHALL OBSERVE AND PRACTICE ALL O.S.H.A. SAFETY GUIDELINES WHILE PERFORMING SERVICE FOR TOWER OWNER.
11. WHERE A TOWER DOES NOT HAVE A PERMANENT FALL PROTECTION SYSTEM, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A SUITABLE SYSTEM FOR ITS EMPLOYEES.
12. CONTRACTOR SHALL PERFORM A SAFETY INSPECTION PRIOR TO COMMENCING ALL WORK ACTIVITIES. TOWER OWNER OR OWNED SITE TOWER OWNER SHOULD BE IMMEDIATELY NOTIFIED OF SAFETY HAZARD(S) FOUND DURING THE INSPECTION THAT COULD CAUSE BOOBY HARM OR ENDANGERMENT TO LIFE OR THAT COULD CAUSE DAMAGE TO PROPERTY. ALL WORK SHALL BE HALTED UNTIL SUCH TIME THE POSSIBLE HAZARD IS CORRECTED. THE SAFETY HAZARD, IF POSSIBLE, SHALL BE CORRECTED PRIOR TO RESUMING WORK. AFTER THE CONTRACTOR HAS NOTIFIED TOWER OWNER OF THE HAZARD, AND HAS RECEIVED APPROVAL FROM TOWER OWNER TO PERFORM THE CORRECTION.

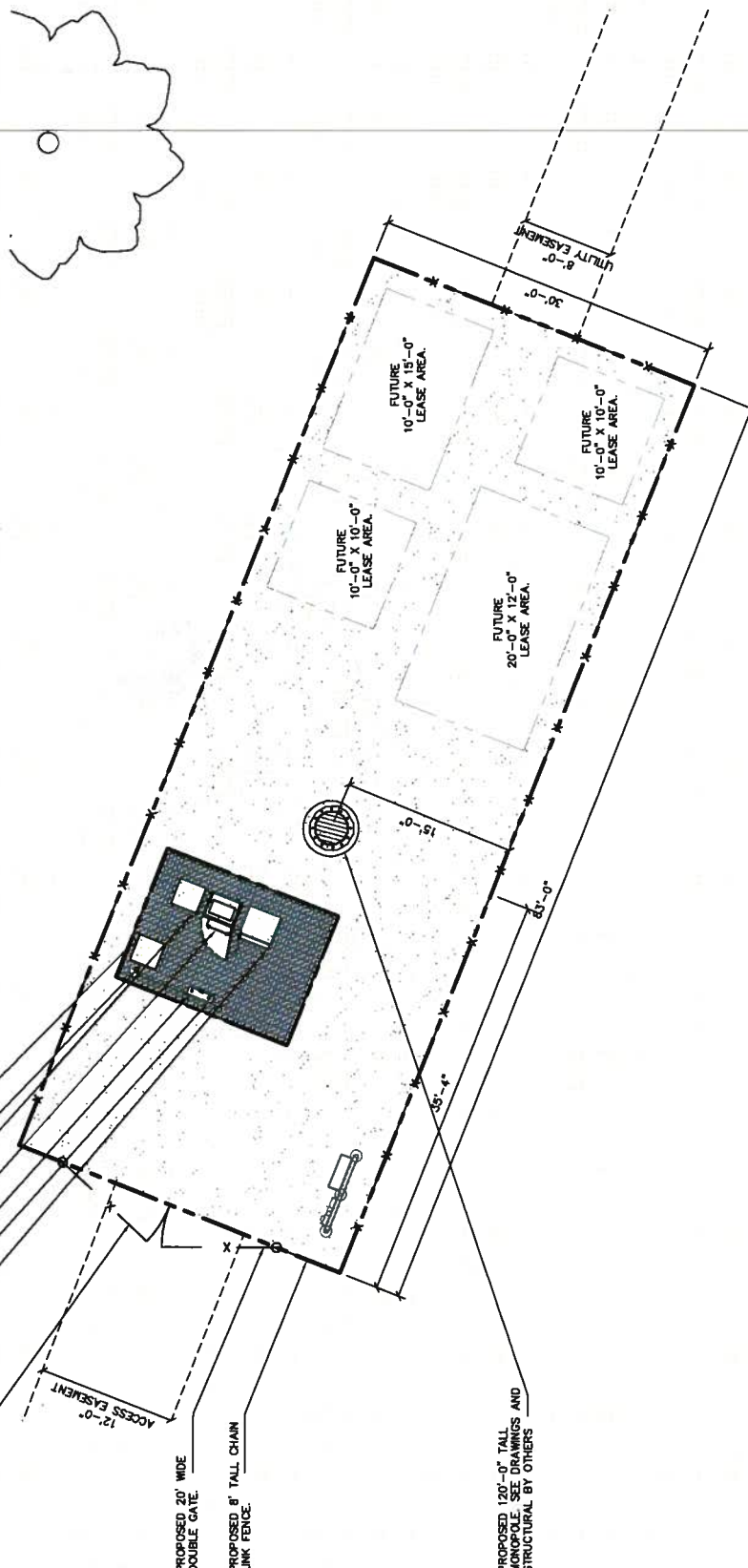
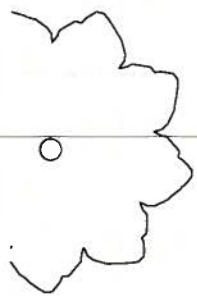
SKYWAY TOWERS
 3903 NORTHALE BLVD
 SUITE 111W
 TAMPA, FL 33624

| | | |
|---|----------|----------------------------|
| C | 04/27/10 | ASSED DRAWING AND COMMENTS |
| D | 04/27/10 | REVISED SITE LOCATION |
| E | 04/27/10 | CONSTRUCTION DRAWINGS |
| F | 04/27/10 | CLIENT COMMENTS |
| G | 04/27/10 | ISSUE DRAWINGS |

W-T
 W-T COMMUNICATION
 DESIGN GROUP, LLC
 2075 W. WASHINGTON AVENUE
 SUITE 200
 TAMPA, FL 33606
 PHONE: 813-281-1111
 FAX: 813-281-1112
 WWW.WTDESIGN.COM

| | |
|------|--------|
| DATE | ISSUES |
| | |
| | |

| | |
|----------------------|--------------------|
| PROJECT NO: | T100451 |
| DRAWN BY: | EWT |
| CHECKED BY: | RJG |
| SITE NUMBER: | CA-0386 |
| KNIGHTS LANDING | |
| 42445 COUNTY RD. 116 | |
| KNIGHTS LANDING, CA | |
| YOLO COUNTY | |
| SHEET TITLE | ENLARGED SITE PLAN |
| SHEET NUMBER | C-3 |



ENLARGED SITE PLAN
 SCALE: 1/8" = 1'-0"
 1

SKYWAY TOWERS

3903 NORTHALE BLVD
SUITE 111W
TAMPA, FL 33624



- E 06/27/10 ASSESS GRADING AND EXISTENTS
- D 06/29/10 REVISIONS TO THE LOCATION
- C 06/29/10 CONSTRUCTION DRAWINGS
- B 06/29/10 CLIENT COMMENTS
- A 06/27/10 ZONING DRAWINGS



**WFT COMMUNICATION
DESIGN GROUP, LLC.**
2019 Florida Avenue
P.O. Box 1202333, TAMPA, FL 33612-2333
TEL: (813) 281-2333 FAX: (813) 281-2344
WWW.WFTDESIGN.COM
A MEMBER OF THE WFT GROUP, INC. 813-281-2344
OFFICE: 2019 FLORIDA AVENUE, TAMPA, FL 33612

DATE: _____

DESIGNER: _____

PROJECT NO: T100451

DRAWN BY: EWT

CHECKED BY: RJG

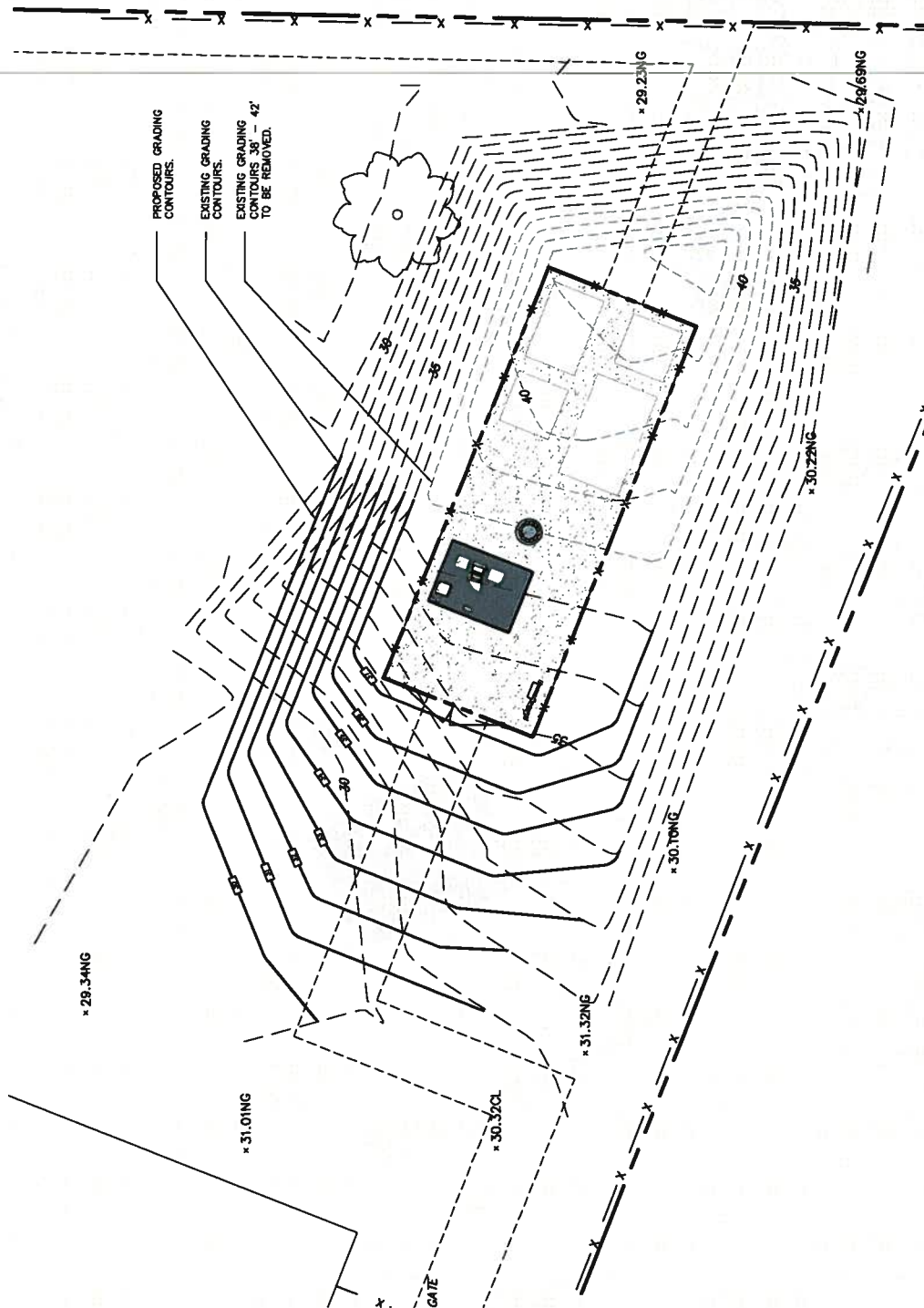
SITE NUMBER: CA-0366

KNIGHTS LANDING

42445 COUNTY RD. 116
KNIGHTS LANDING, CA
YOLO COUNTY

SHEET TITLE
GRADING PLAN

SHEET NUMBER
C-4



PROPOSED GRADING
CONTOURS.

EXISTING GRADING
CONTOURS.

EXISTING GRADING
CONTOURS 38' - 42'
TO BE REMOVED.

TOWER MANUFACTURER'S SPECS, DESIGN,
CONSTRUCTION AND INSTALLATION
DESIGN SHALL BE PROVIDED BY TOWER
VENDOR. TOWER SHOWN ON THESE PLANS IS
REPRESENTATIVE ONLY OF THE TOWER TYPE.



ENLARGED SITE PLAN 1
SCALE: 1/8" = 1'-0"

SKYWAY TOWERS

3903 NORTHALE BLVD
SUITE 111W
TAMPA, FL 33624



| | | |
|---|----------|----------------------------|
| E | 04/27/20 | ADDED GROUND AND CASABRITS |
| D | 04/24/20 | REVISED BY LOCATION |
| C | 04/24/20 | CONSTRUCTION DRAWINGS |
| B | 04/24/20 | CLIENT COMMENTS |
| A | 04/27/20 | ISSUE DRAWINGS |

W-T

W-T COMMUNICATION
DESIGN GROUP, LLC
10000 W. CENTRAL EXPRESSWAY
SUITE 1000
DALLAS, TEXAS 75243
PH: (214) 253-2323 FAX: (214) 253-4444
WWW.WTDESIGN.COM
ALL RIGHTS RESERVED © 2020 W-T COMMUNICATION, LLC

DATE: _____
OWNER: _____

PROJECT NO: T100451

DRAWN BY: EWT

CHECKED BY: RJG

SITE NUMBER: CA-0366

KNIGHTS LANDING
42445 COUNTY RD. 116
KNIGHTS LANDING, CA
YOLO COUNTY

SHEET TITLE
ELEVATION /
ANTENNA SCHEDULE

SHEET NUMBER
C-5

NOTE: THESE DRAWINGS HAVE BEEN PREPARED TO DEPICT PROPOSED OVERALL TOWER HEIGHT AND HEIGHTS AND ARE NOT TO BE USED FOR CONSTRUCTION CONTRACTOR TO VERIFY TRUE HEIGHT WITH TAPE DROP.

NOTE: MODIFICATIONS OR TOWER ADDITIONS SHALL BE MADE WITHOUT APPROVED STRUCTURAL ANALYSIS PREPARED BY OTHERS.

NOTE: TOWER MANUFACTURER'S SPECS, DESIGN, FABRICATION, AND CONCRETE FOUNDATION DESIGN WILL BE PROVIDED BY TOWER VENDOR. TOWER SHOWN ON THESE PLANS IS REPRESENTATIVE ONLY OF THE TOWER TYPE.

NOTE: CONTRACTOR TO COMPLY WITH SUB ALL FCC AND FAA REGULATIONS ON THIS PROJECT

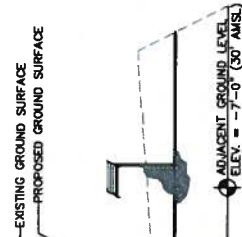
THESE DRAWINGS ARE NOT INTENDED TO REFLECT THE STRUCTURAL INTEGRITY OF THE TOWER. ALL FUTURE ANTENNAS MUST BE MOUNTED AND THE TRANSMISSION LINES CONFIGURED IN STRICT ACCORDANCE WITH THE STRUCTURAL ANALYSIS.

- TOP OF LIGHTNING ROD
ELEV. = 128'-0" (183' AMSL)
- (6) NEW METRO PCS PANEL ANTENNAS
TOP OF TOWER
ELEV. = 120'-0" (157' AMSL)
- FUTURE ANTENNAS
ELEV. = 110'-0" (147' AMSL)
- FUTURE ANTENNAS
ELEV. = 100'-0" (137' AMSL)
- FUTURE ANTENNAS
ELEV. = 90'-0" (127' AMSL)
- FUTURE ANTENNAS
ELEV. = 80'-0" (117' AMSL)
- FUTURE MICROBASE DISH
ELEV. = 70'-0" (107' AMSL)

- NEW METRO PCS
LTE-BTS EQUIPMENT ON A
8'X14' STEEL PLATFORM
- NEW METRO PCS
EQUIPMENT ON A
8'X14' STEEL PLATFORM

PROPOSED 8' TALL
CHAIN LINK FENCE

- TOP OF EXISTING HILL
ELEV. = 9'-0" (42' AMSL)
- TOP OF METRO PCS PLATFORM
ELEV. = 2'-0" (39' AMSL)
- TOP OF PROPOSED GROUND LEVEL
ELEV. = 0'-0" (37' AMSL)
- ADJACENT
GROUND LEVEL
ELEV. = -7'-0" (30' AMSL)



ELEVATION VIEW
SCALE: 1/8"=1'-0"

1

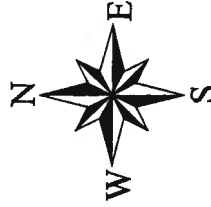
Zone File #2010-029

Yolo County

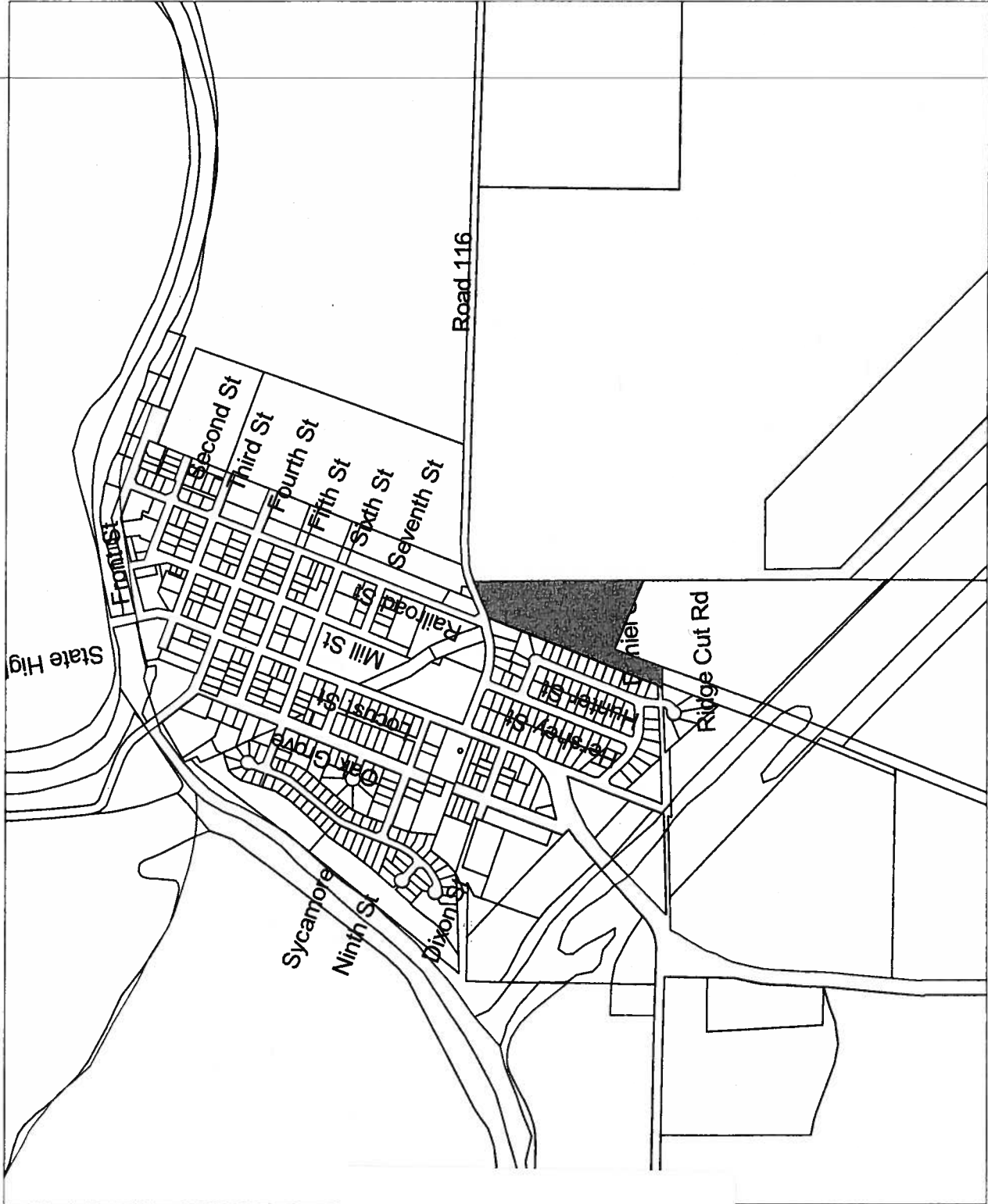
Planning and

Public Works

Skyway Towers



Printed 11/30/2010



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ATTACHMENT B



**YOLO COUNTY PLANNING
AND PUBLIC WORKS DEPARTMENT**

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
ZONE FILE # 2010-029
SKYWAY TOWERS CELL TOWER
USE PERMIT**

OCTOBER, 2010

Negative Declaration / Initial Environmental Study

1. **Project Title:** Zone File No. 2010-029
2. **Lead Agency Name and Address:**
 Yolo County Planning and Public Works Department
 292 West Beamer Street
 Woodland, CA 95695
3. **Contact Person and Phone Number:**
 Stephanie Cormier, Associate Planner
 (530) 666-8850
stephanie.cormier@volocounty.org
4. **Project Location:**
 42445 County Road 116, Knights Landing (APN: 056-350-14)
5. **Project Sponsor's Name and Address:**
 Skyway Towers LLC (Craig Beardsley)
 9556 Baypoint Way
 Elk Grove, CA 95624

 Marvin Crawford- Owner
 P.O. Box 487
 Knights Landing, CA 95645
6. **General Plan Designation(s):** Industrial (IN)
7. **Zoning:** Light Industrial (M-1)
8. **Description of the Project:** See attached "Project Description" on the following pages for details.
9. **Surrounding Land Uses and Setting:**

| Relation to Project | Land Use | Zoning | General Plan Designation |
|----------------------------|---|--|--|
| North/project site | Industrial (bean factory) and agriculture | Light Industrial (M-1) | Industrial (IN)/ Specific Plan Overlay (SPO) |
| North | Public right-of-way; rural home site | CR 116; Residential One-Family or Duplex (R-2) | Residential Low (RL)/Specific Plan Overlay (SPO) |
| South | Agricultural | Agricultural General (A-1) | Specific Plan (SP) |
| East | Agricultural | Agricultural General (A-1) | Specific Plan (SP) |

| | | | |
|------|-------------|----------------------------|--|
| West | Residential | Planned Development (PD-8) | Residential Low (RL) / Specific Plan Overlay (SPO) |
|------|-------------|----------------------------|--|

10. **Other public agencies whose approval is required:** Yolo County Building Division, Yolo County Public Works Division, Yolo County Health Department, Environmental Health Division (Hazardous Materials Business Plan), 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.

Project Description

Project Site and Vicinity

The project studied in this environmental review is a request for a Use Permit to construct and operate a 120 foot tall cellular tower in an enclosed 2,490 square foot lease area. The tower will be a monopole (no guy wires) located at the southeastern edge of the town of Knights Landing, south of County Road 116 and east of Hunter Street (Figure 1). The monopole will be located approximately 98 feet east of a metal building associated with an industrial complex (former bean factory). The tower will allow Knights Landing and the surrounding area to enjoy state of the art cellular, broadband, and other wireless service.

The project site is located in the southeastern portion of a 9.7-acre property that is occupied with a large industrial building complex and a remainder area currently under cultivation. The industrial complex is accessed from the north off County Road 116. The western edge of the property consists of an abandoned railroad line that runs between County Road 116 and Ridge Cut Road. The industrial complex previously housed a bean factory and is now used for a number of small equipment appliance stores and other businesses. The property is zoned Light Industrial (M-1). The property is designated by the 2030 Countywide General Plan as Industrial (IN), with a Specific Plan Overlay (SPO).

The cell tower would be constructed within a 30-foot by 83-foot fenced lease area, which would be accessed off County Road 116. The cell tower pad is located approximately 310 feet from the nearest rural residence to the south, and approximately 420 feet from a residential property line (about 465 feet from the home) to the west. The neighborhood west of the project consists of single family homes along Hunter Street. The neighborhood is zoned Planned Development (PD-8) and is designated by the General Plan as Residential Low (RL) with the Specific Plan Overlay (SPO). The parcel to the south of the proposed cell tower is a 15.8-acre agricultural field with a home site accessed from the end of Ridge Cut Road. This property is zoned Agricultural General (A-1) and is designated by the General Plan as Specific Plan (SP).

The purpose of the Specific Plan (SP) and the Specific Plan Overlay (SPO) designations by the 2030 Countywide General Plan is to plan areas for future urban growth. The town of Knights Landing has been identified for significant growth, primarily on approximately 212 acres of land north of County Road 116, and lands east and south of the project site, all of which are designated Specific Plan. Prior to any urban development being approved, a Specific Plan (a detailed development and infrastructure plan) must be approved by the county. The Specific Plan designation allows agricultural uses to continue temporarily until such time as a Specific Plan has been adopted, and ultimate land uses must be consistent with the adopted plan. Capital intensive agricultural uses are discouraged on lands designated Specific Plan so as not to preclude later planned uses.

In contrast to the Specific Plan designation, the project site and the residential neighborhood to the west are designated Industrial and Residential Low, respectively, and are overlain with the Specific Plan Overlay designation. The Specific Plan Overlay applies to existing and planned areas of development typically adjacent to identified Specific Plan designated land. Land uses consistent with the existing land use designation (Industrial and Residential Low) are allowed until a Specific Plan has been adopted, at which point the Specific Plan takes precedence.

Project Design

The proposed tower will be a single monopole design with a height of 120 feet. The base of the tower will be constructed within an 83-foot by 30-foot enclosed area on the property, surrounded by an 8-foot high fence. All equipment will be enclosed by the 8-foot fence. The tower is an unmanned facility requiring one to two visits per month. The cell tower would be initially utilized by Metro PCS, with a 12-foot by 16-foot enclosure for an equipment cabinet, platform, and battery backup in the ground lease area. The tower is designed to allow additional future collocations of antennas and ground lease areas by four other wireless broadband and cellular operators (Figure 2). The Metro PCS panel antennas will be placed at 120 feet (top of tower). Future antennas from other leaseholders may be placed on the tower at heights of 110 feet, 100 feet, 90 feet, and 80 feet, with a future microwave dish at 70 feet. Access to the site will be from a 12-foot easement off County Road 116.

The Yolo Emergency Communications Agency (YECA), a 911 "first responder" dispatch agency for numerous public safety agencies in Yolo County, and nearby Colusa and Sutter counties, is currently constructing an 88-foot tall radio tower and 10-foot by 20-foot pre-fabricated equipment shelter, surrounded by an eight-foot fence, approximately 1,225 feet to the southwest on property owned by the Knights Landing Service District. Previously, YECA had accepted an offer from Skyway Towers to collocate for free, both on the tower and on the ground. However, due to a required change in the Skyway Towers tower location, which resulted in a project delay, YECA's governing body discontinued its activity with Skyway Towers to move forward with their own project to erect an 88-foot high, self-supporting tower and equipment shelter on the Knights Landing Community Service District's Ridge Cut well site.

Alternative Site Locations

Prior to submission of the Use Permit application, the applicant conducted an investigation to determine potential alternative locations that met the criteria for the project. Two existing cellular towers were identified within a five mile radius of the proposed Knights Landing site. The first tower is a 70-foot monopole located on Cranmore Road in southern Sutter County. The tower is too short to meet the coverage objectives of the existing tenants ((Nextel and T-Mobile), and the proposed Metro PCS signals will not reach to the existing antenna infrastructure. The second

alternative location is a 185-foot lattice tower on County Road 116B. The tower is located too far south and east of the coverage area for Metro PCS to facilitate a signal hand-off.

Similarly, YECA's radio tower on the Knights Landing Community Service District's Ridge Cut well site is too low for Metro PCS signals. As mentioned above, Skyway Towers' initial proposal included collocation by YECA, both on the ground and on the tower at the 58-foot height and 130-foot height. The original project proposed placing a 130-foot high tower and 2,500 square foot fenced lease area in the southernmost portion of the property, just off Ridge Cut Road, approximately 27 feet away from residential property to the west. Upon review of the project, staff determined that the proposed site for the tower would not be consistent with the County's Wireless Communications Facility Use Permit Review Criteria (Section 8-2.2417 of the County Code), which requires that a tower not significantly affect any public view or scenic corridor. Subsequently, the project was relocated, which is the project being reviewed under this Initial Study.

Other Issues

The addition of a 120-foot tall cell tower will be visible from several vantage points in the nearby community. The view of the tower from much of Knights Landing from the north will be unobtrusive, based on photo simulations that have been prepared for a vantage point along County Road 116 (Figure 3). The western boundary of the subject property is adjacent to existing homes along Hunter Street, and portions of the tower will be visible from that street based on a photo simulation. However, the base of the tower and the fenced lease area will be screened by its placement east of an industrial complex, approximately 420 feet away from the western boundary. As a condition of project approval, the applicant will be required to install additional tree screening around the ground lease area to minimize the visual impact of the tower from the rural residence to the south.

The issue of electromagnetic radiation may also be raised. Electromagnetic radiation exposure limits, both public and occupational, are a matter of long-settled federal law, and are entirely under the jurisdiction and regulation of the federal government. The FCC Rules and Regulations require that any applicant for a broadcast construction permit demonstrate strict compliance with environmental standards established by the United States Congress. As a Condition of Approval, the applicant will be required to demonstrate compliance with FCC requirements regarding electromagnetic radiation.

The project site is located in Flood Zone A, as designated by the Federal Emergency Management Agency (FEMA), in the updated Flood Insurance Rate Maps for Yolo County. Thus, the accessory buildings and mechanical equipment associated with the proposed cell tower would be required to be elevated at least one foot above the determined base flood elevation.

FIGURE 1
LOCATION MAP

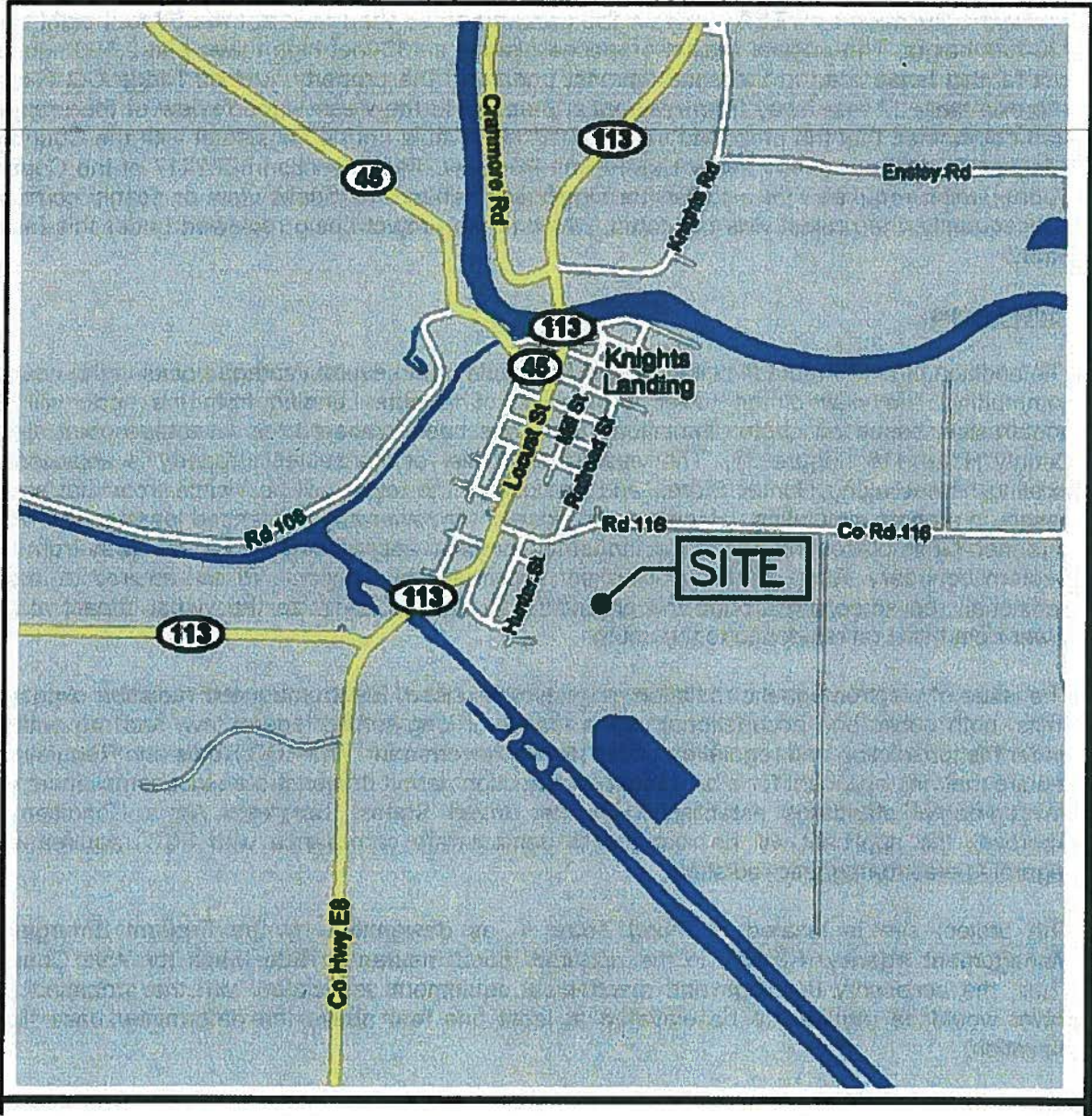
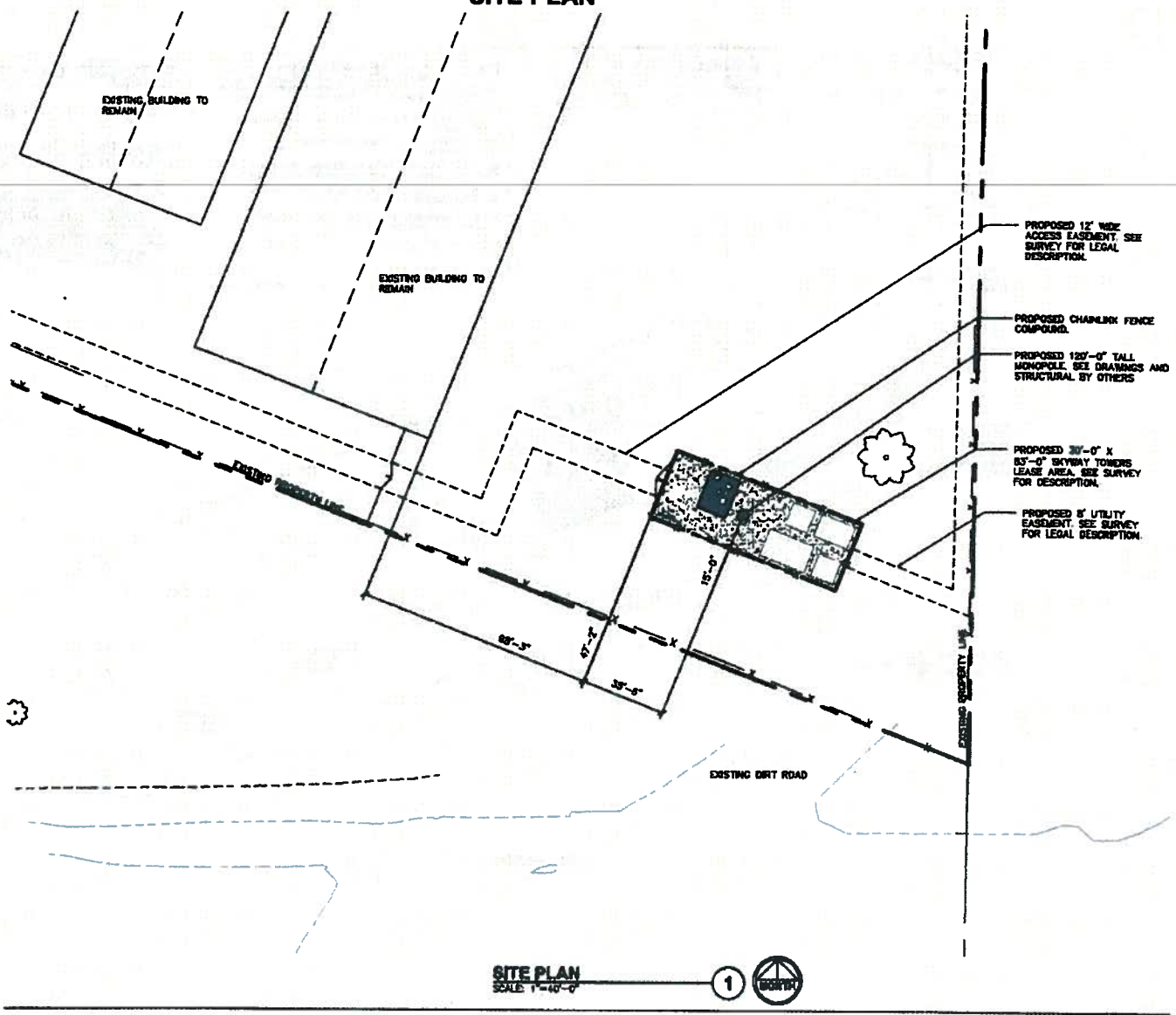
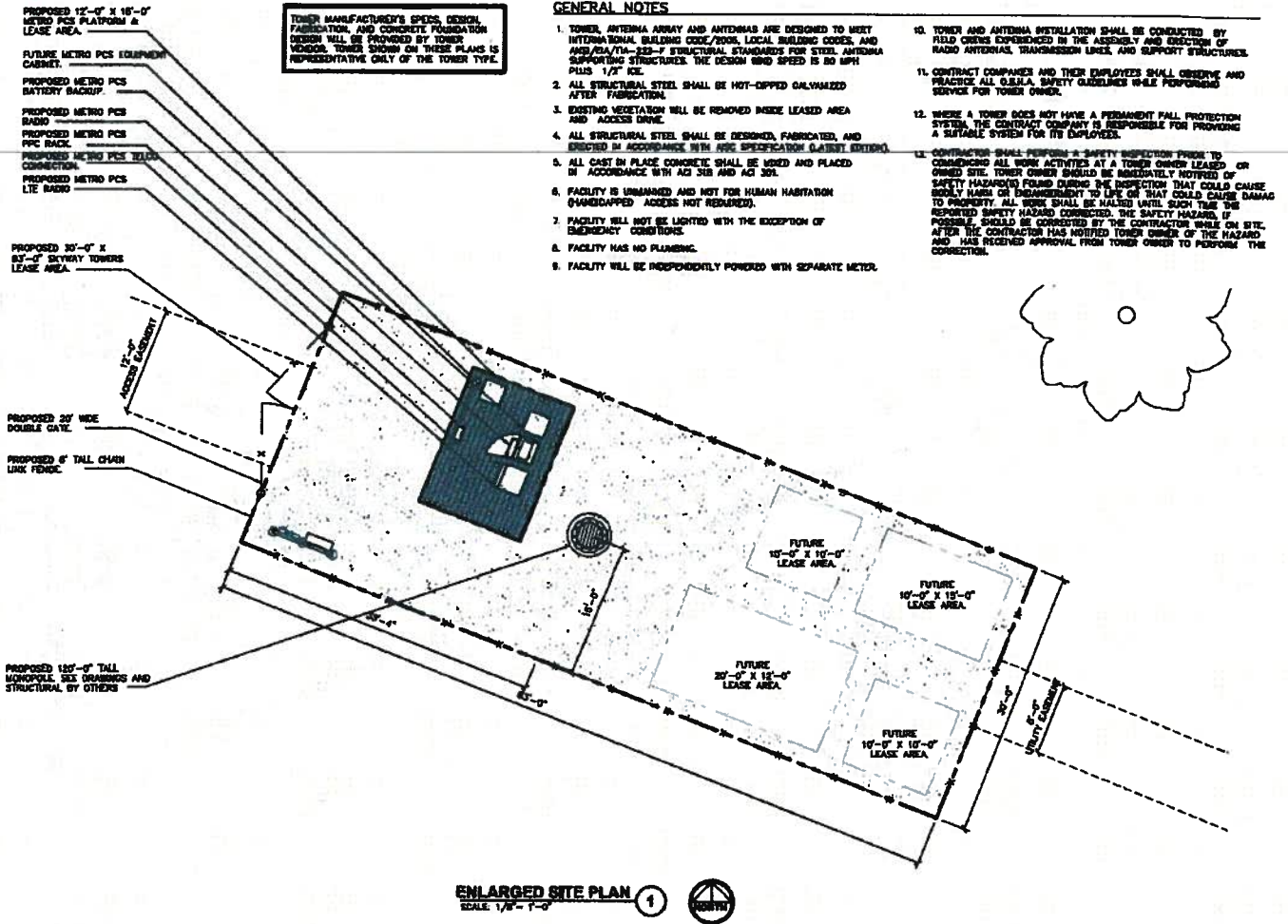


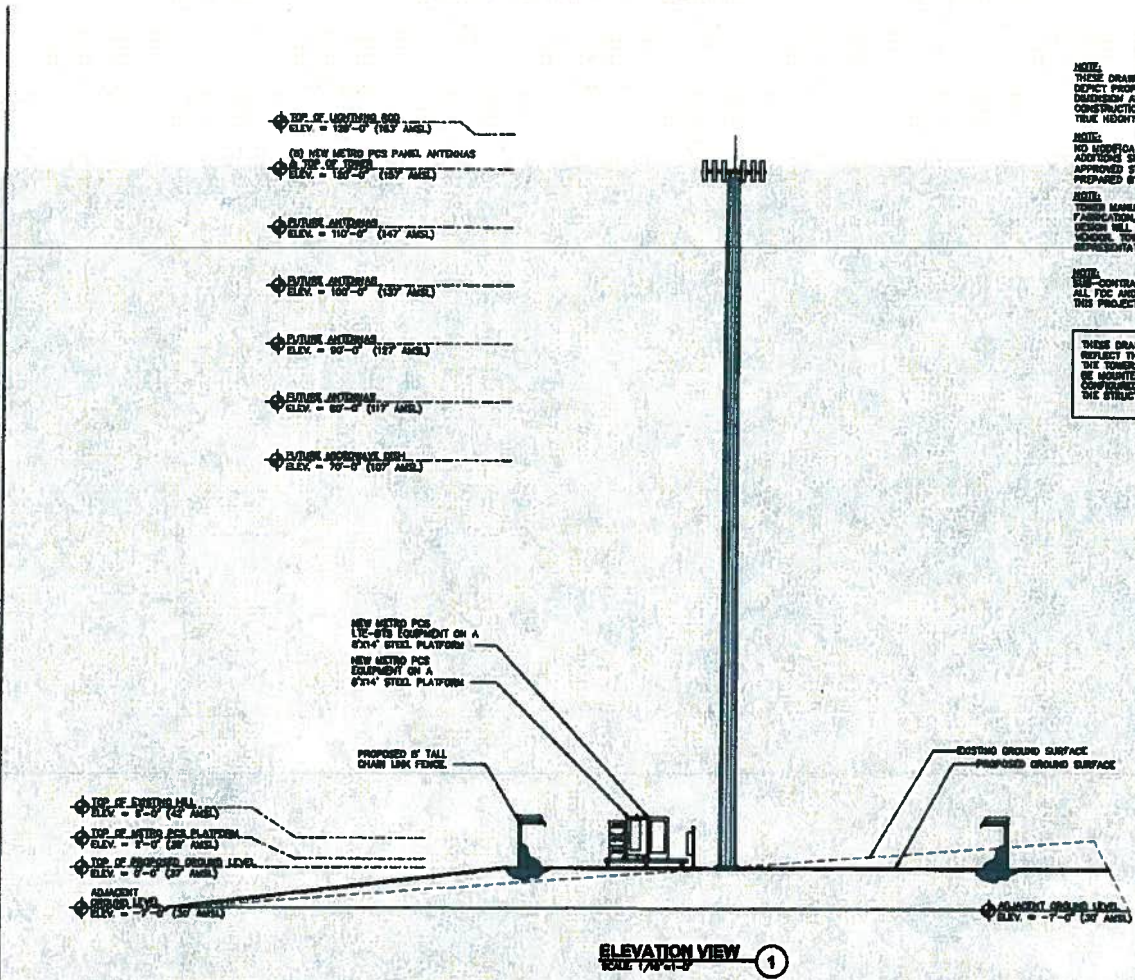
FIGURE 2
SITE PLAN



ENLARGED SITE PLAN



ELEVATION VIEW



NOTE:
THESE DRAWINGS HAVE BEEN PREPARED TO DEPICT PROPOSED OVERALL TOWER HEIGHT DIMENSIONS AND SHALL NOT BE USED FOR CONSTRUCTION CONTRACTOR TO VERIFY TOWER HEIGHT WITH TAPE DROP.

NOTE:
NO MODIFICATIONS OR TOWER ADDITIONS SHALL BE MADE WITHOUT APPROVED STRUCTURAL ANALYSIS PREPARED BY OTHERS.

NOTE:
THESE MANUFACTURER'S SPEC, DESIGN, FABRICATION AND CONCRETE FOUNDATION DESIGN WILL BE PROVIDED BY TOWER MANUFACTURER. TOWER SHOWN ON THESE PLANS IS REPRESENTATIVE ONLY OF THE TOWER TYPE.

NOTE:
CONTRACTOR TO COMPLY WITH ALL FCC AND FAA REGULATIONS ON THIS PROJECT.

THESE DRAWINGS ARE NOT INTENDED TO REFLECT THE STRUCTURAL INTEGRITY OF THE TOWER. ALL TOWER ANTENNAS MUST BE MOUNTED AND THE TRANSMISSION LINES CONFIGURED IN STRICT ACCORDANCE WITH THE STRUCTURAL ANALYSIS.

**FIGURES 3, 4, & 5
PHOTO SIMULATIONS**





Existing



Proposed

D SKYWAY TOWERS
22/10

Knights Landing
42445 County Road 116
Knights Landing, CA

Site # CA-0930

Looking Southeast from Hunter Street

View #1

Applied Imagination 010 914-0500



Existing



Proposed



Knights Landing

Site # CA-0366

Looking South from Road 116

2010

**42445 County Road 116
Knights Landing, CA**

View #2

Applied Imagination 010 011-0200

County of Yolo
October, 2010

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

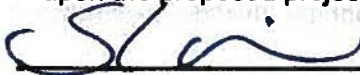
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is still "Potentially Significant Impact" (after any proposed mitigation measures have been adopted) as indicated by the checklist on the following pages.


- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural & Forest Resources | <input type="checkbox"/> Air Quality |
| <input checked="" 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 behalf 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


 Planner's Printed name

10.20.10
 Date

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. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
5. 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 XVII 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 that 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 cell tower is not located within view of any scenic highways or vistas. However, the proposed 120-foot tall monopole tower will be located in a relatively flat area surrounded by agricultural lands with no significant topographical features. The tower would be located east of an industrial complex in Knights Landing (former bean factory), and therefore the views of the tower from the existing neighborhood to the west, along Hunter Street, would be screened by the industrial complex. The nearest residences along Hunter Street are approximately 465 feet west of the proposed tower location; the nearest rural residence is approximately 310 feet to the south (see Figures 3, 4, and 5 for photo simulations). As a condition of project approval, the applicant will be required to plant trees around the ground lease area to minimize aesthetic impacts to less than significant levels.
- b) *No Impact.* The proposal would not damage any scenic resources. The adjacent State Route 113 that bisects the town of Knights Landing is not listed or designated as "scenic highway," and there are no scenic resources on or within view of the project site. The surrounding properties are industrial, agricultural, and residential.
- c) *Less Than Significant Impact.* The project site and the surrounding area are relatively flat and the existing industrial buildings would screen the proposed tower, so that only a portion of the tower would be visible from locations in the residential neighborhood to the west along Hunter Street. Photo simulations (Figures 3, 4, and 5) demonstrate that the proposed tower will have a negligible impact upon the landscape when viewed from the Knights Landing community. In addition, the applicant will be required to plant trees to screen the ground lease area so that impacts are less than significant.
- d) *No Impact.* The proposed tower and mechanical structures at the base will not be lighted. Any security lighting for the equipment buildings shall be low-intensity, shielded and/or directed away from adjacent properties and the night sky. This is a standard Condition of Approval that applies to any outdoor lighting for discretionary projects within the county.

II. AGRICULTURAL & 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 or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion of Impact

a-b) *No Impact.* The proposed project would not result in the conversion of any significant agricultural land. The proposed location of the cell tower is located on industrial property, a small portion of which is currently farmed. The base of the tower is located on top of a seven-foot high mound of stored dirt, which is not in agricultural production. The project site is adjacent to an agricultural field currently under cultivation, which will not be affected by the project. The property is zoned Light Industrial (M-1) and is not under a Williamson Act contract.

c-d) *No Impact.* The project does not conflict with existing zoning for, or cause rezoning of, forest land and would not result in the loss of forest land or conversion of forest land to non-forest use.

e) *No Impact.* The project does not involve any other changes that could result in the conversion of farmland to non-agricultural uses.

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"/> |

INITIAL STUDY CHECKLIST/MITIGATED NEGATIVE DECLARATION

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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 type="checkbox"/> | <input checked="" 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

The Yolo Solano Air Quality Management District (YSAQMD) has published a set of recommendations that provide specific guidance on evaluating projects under CEQA relative to the above general criteria (YSAQMD, 2007). The Guidelines identify quantitative and qualitative long-term significance thresholds for use in evaluating the significance of criteria air pollutant emissions from 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 |

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.

Discussion of Impacts

- a) *No Impact.* The project 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 Yolo-Solano Region is a non-attainment area for state particulate matter (PM₁₀) and ozone standards, and the Federal ozone standard. The project would not contribute significantly to air quality impacts, including PM₁₀, since site preparation would be limited to foundation placement for installation of a cell tower, and accessory equipment structures. Ground disturbance from construction activity will be minimal. Construction activities, including vehicular traffic, would generate a temporary or short-term increase in PM₁₀. This impact is considered less than significant because any potentially sensitive receptors would be exposed to minor amounts of construction dust and equipment emissions for short periods of time with no long-term exposure to potentially affective groups. The project applicant would be required to comply with all standards as applied by the YSAQMD to minimize dust and other construction related pollutants. In addition, prior to any building permit issuance the applicant is required to obtain any permits as required by the YSAQMD to ensure the project complies with District regulations. Thresholds for project-related air pollutant emissions would not exceed significant levels as set forth in the 2007 YSAQMD Handbook.
- c) *Less Than Significant Impact.* 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 a cell tower facility would be negligible and would not exceed thresholds established by the Yolo-Solano Air Quality Management District Handbook for Assessing and Mitigating Air Quality Impacts (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 proposed project is located in a rural industrial/agricultural area at the eastern edge of small community with some sensitive receptors nearby. ("Sensitive receptors" refer to those segments of the population most susceptible to poor air quality, i.e. children, elderly, and the sick, and to certain at-risk sensitive land uses such as schools, hospitals, parks, or residential communities.) There are approximately 62 residences within approximately 1,000 feet of the project site. A former school is located approximately 950 feet from the site. However, short term air quality impacts due to construction of a cell tower facility would not have an adverse impact on homes or the school and the proposed project will not expose sensitive receptors to pollutant concentrations in excess of standards. The air pollutants generated by the proposed project would be primarily dust and particulate matter during construction of the cellular facility. Dust will be controlled through effective management practices. 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 4040 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

native wildlife nursery sites?

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 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?

Discussion of Impacts

a) *Less Than Significant with Mitigation Incorporated.* At least one special-status raptor wildlife species is expected to occur in the area because suitable habitat is nearby in the surrounding area. This species is the Swainson's hawk (*Buteo swainsoni*), which is designated as a federal species of concern and state listed as threatened. In the Central Valley, the Swainson's hawk nests primarily in riparian areas adjacent to agricultural fields or pastures, although it sometimes uses isolated trees or roadside trees. Nest sites are in mature trees and are typically located near suitable foraging areas. The primary foraging areas for Swainson's hawk include open agricultural lands and pastures. Impacts to foraging habitat are expected to be minor, the amount of which will be determined when construction plans are available. As a condition of project approval, any loss of habitat due to construction of the project will require mitigation, as set forth below.

In addition to foraging habitat, suitable nesting habitat for sensitive raptors, including Swainson's hawk, white-tailed kite, and burrowing owl, occurs in the project vicinity. The temporary disturbance of nesting habitat as well as noise and other construction-related disturbances could affect nesting raptors in the vicinity of the project area during breeding season (March-September 15), if suitable trees or other habitat are located on or adjacent to the project site. However, there are no large trees or suitable burrows for nesting on the project site. There are some trees south of the site. Based on the most recent 2007 survey of active Swainson's hawk nest sites, no nests appear to exist within one-quarter mile of the proposed cell tower. Implementation of the following mitigation measures would ensure that the impact on the above species would be less than significant.

Mitigation Measure BIO-1

As a Condition of Approval, prior to any land disturbance activities and/or issuance of a grading or building permit, a biological survey of the project site shall be conducted by a qualified biologist. The qualified biologist shall determine if foraging habitat exists within the project site. If foraging habitat is not determined to exist within the project area, no further mitigation is required except with regard to nesting habitat, as discussed below. If foraging habitat is determined to exist within the project site, the applicant shall mitigate for the loss of Swainson's hawk habitat through participation in the Yolo County Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP), as required by the Yolo Natural Heritage Program.

Mitigation Measure BIO-2

If construction occurs during the breeding season (March-September 15), the project applicant shall conduct pre-construction surveys no more than 14 days and no less than 7 days prior to initiating construction. A qualified biologist shall conduct the surveys and the surveys shall be submitted to Yolo County Planning and Public Works Department for review. The survey area shall include all potential nesting sites located within ½ mile of the project site. If no active nests are found during the surveys, no further mitigation shall be required except with regard to foraging habitat, as discussed above.

If an active nest used by a Swainson's hawk or white-tailed kite is found sufficiently close (as determined by the qualified biologist) to the construction area to be affected by construction

activities, a qualified biologist shall notify the Department of Fish and Game and a ½ mile construction-free buffer zone shall be established around the nest. Intensive new disturbances (e.g., heavy equipment activities associated with construction) that may cause nest abandonment or forced fledging shall not be initiated within this buffer zone between March and September unless it is determined by a qualified biologist in coordination with CDFG that the young have fledged and are feeding on their own, or the nest is no longer in active use.

Mitigation Measure BIO-3

Prior to land disturbance activities, pre-construction surveys of all potential burrowing owl habitat shall be conducted by a qualified biologist within the project area. Presence or sign of burrowing owl and all potentially occupied burrows shall be recorded and monitored according to the California Department of Fish and Game and California Burrowing Owl Consortium guidelines. If burrowing owls are not detected by sign or direct observation, construction may proceed and no further mitigation is required.

If potentially nesting burrowing owls are present during pre-construction surveys conducted between February 1 and August 31, grading shall not be allowed within 250 feet of any nest burrow during the nesting season (February 1—August 31), unless approved by the California Department of Fish and Game.

If burrowing owls are detected during pre-construction surveys outside the nesting season (September 1—January 31), passive relocation and monitoring shall be undertaken by a qualified biologist following the California Department of Fish and Game and California Burrowing Owl Consortium guidelines, which involve the placement of one-way exclusion doors on occupied and potentially occupied burrowing owl burrows. Owls shall be excluded from all suitable burrows within the project area and within a 250-foot buffer zone to acclimate to alternate burrows. These mitigation actions shall be carried out prior to the burrowing owl breeding season (February 1—August 31) and the site shall be monitored weekly by a qualified biologist until construction begins to ensure that burrowing owls do not re-inhabit the site.

b-c) *No Impact.* The project would have no substantial adverse effect on any riparian habitat or any other sensitive natural community identified in local or regional plans, policies, or regulations. Agricultural lands surround the project to the north, south, and east; residential lands lie to the west and north. There are no known wetlands or riparian habitat on the site.

d) *Less Than Significant Impact.* The U.S. Fish and Wildlife Service (USFWS) has indicated that the construction of new communication towers creates a potentially significant impact on migratory birds, particularly affecting approximately 350 species of night-migrating birds. The USFWS also estimates that communication towers kill four to five million birds per year in the United States, which violates the spirit and intent of the Migratory Bird Treaty Act (MBTA). The majority of the research on bird strikes, however, has been conducted primarily in the Midwest and eastern United States. In addition, most of the documented research on bird strikes has been conducted on towers of much greater heights (1,000 to 2,000+ feet) (Anderson, 2009). There have not been sufficient studies conducted in California, or the western United States in general, thus, the USFWS guidelines are a one size fits all approach to minimizing bird strikes with communication towers.

However, in general, biologists believe monopole towers, with no guy wires, are much safer for birds than larger towers with guy wires or lattice, which encourage perching (citation). Because the tower is not supported by guy wires or lattice work, impacts to avian species is considered a less than significant impact.

e) *No Impact.* The proposed project does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

f) *No Impact.* The Yolo County Habitat Conservation Joint Powers Agency (JPA) was formed in August 2002 for the purposes of acquiring habitat conservation easements and to serve as the lead agency

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for the preparation of a Natural Communities Conservation Plan/Habitat Conservation Plan for all of Yolo County. A county-wide HCP/NCCP is under preparation, but will not likely be completed until 2010. Thus, the project would not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. If required by the JPA/Natural Heritage Program, the applicant would be required to pay an in-lieu fee to mitigate for the loss of Swainson's hawk foraging habitat.

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 characteristics as defined by the criteria within the CEQA Guidelines.
- b) *No Impact.* The project site is not known to 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.* No human remains are known or predicted to exist in the project area. However, the potential exists during construction to uncover previously unidentified resources. Section 7050.5 of the California Health and Safety Code 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.

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 | | | | |

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- 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting

According to the Yolo County 2030 Countywide 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 extremes northwest corner of the county. 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; however, 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 the West Valley and East 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 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 tower structure and other framed construction on proper foundations constructed in accordance with Uniform Building Code requirements are generally flexible enough to sustain only minor structural damage from ground shaking. Therefore, people and structures would not be exposed to potential substantial adverse effects involving strong seismic ground shaking.

- (iii) The proposed cell tower facility is located in a relatively level area. The erosion hazard is none to slight. Effects of liquefaction or cyclic strength degradation beneath the project vicinity during seismic events are unlikely.
- (iv) The project site is relatively level and approval of the project would not expose people or structures to potential landslides.
- b) *No Impact.* Only a small area of ground disturbance is proposed for the foundation placement of the cell tower and related equipment. 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. Onsite or off-site potential landslides, liquefaction or other cyclic strength degradation during seismic events are unlikely.
- d) *No Impact.* The project will not be located on expansive soils. The existence of substantial areas of expansive and corrosive soils has not been documented in the project area.
- e) *No Impact.* The proposed tower facility will not be served 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.? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion of Impacts

- a) *Less Than Significant Impact.* The proposed project is an unstaffed cell tower. Aside from truck trips during the construction of the proposed tower, the only vehicular traffic generated by the project would be two to four vehicle trips per month for routine maintenance purposes. An emergency generator will turn on if power to the site ever fails. Thus, the project will not 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) *Less Than Significant Impact.* As discussed below in the Hydrology and Water Quality section, the project site is located in Flood Zone A, as designated by the Federal Emergency Management Agency (FEMA). The project will be required to be constructed at least one foot above the base flood elevation, as determined by an engineering hydrologic study. The project is not at significant risk of wildfire dangers or diminishing snow pack or water supplies.

VIII. 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 type="checkbox"/> | <input checked="" 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 with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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 itself 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 Division regulations. Therefore, hazardous impacts to the public or environment are unlikely and would be considered less than significant.
- b) *Less Than Significant Impact.* See (a), above. Additionally, the applicant is required to provide a Hazardous Materials Business Plan and inventory to the satisfaction of the Yolo County Environmental Health Division. Impacts from the accidental release of hazardous materials into the environment are less than significant. Electromagnetic radiation exposure limits, both public and occupational, are a matter of long-settled federal law, and 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). As a Condition of Approval, the applicant will be required to demonstrate compliance with FCC requirements regarding electromagnetic radiation. It is therefore unlikely that the proposed wireless communication facility will exceed specific federal guidelines that protect the public from the environmental effects of radiofrequency emissions.

- c) *No Impact.* See (a) and (b), above. The project site is located within one-quarter mile of a former elementary school, which is the site of a proposed charter school. However, as indicated above, the project is not expected to emit hazardous emissions or handle hazardous materials that could be detrimental to the public; no impacts on the school site are anticipated.
- d) *No Impact.* The project site was previously included on a list of hazardous materials sites compiled by Yolo County Environmental Health, *Hazardous Waste Site Files pursuant to Government Code 65962.5*. In January 1987, a leaky gasoline tank was removed and soil remediation was performed; the file was closed in June 1987. There are currently no hazardous risks to the environment or the public due to any known on-site hazardous materials.
- e) *No Impact.* The project site is not located within an airport land use plan or within two miles of a public airport or public use airport, although the Sacramento Airport is within 10 miles of the project site. The cell tower will not require the approval of the Federal Aviation Administration (FAA) since it is less than 200 feet in height. The tower will be built according to the requirements of the FAA to ensure safety for general aircraft and the general public at ground level.
- f) *No Impact.* See (e), above. 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.

IX. 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"/> |

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- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion of Impacts

- a) *No Impact.* The proposed project would not discharge any pollutants into the water system, or result in any violations of existing requirements.
- b) *No Impact.* The proposed cellular tower facility would not affect any onsite well and would not deplete groundwater supplies or interfere with groundwater recharge.
- (c)—(f) *No Impact.* The proposed project will not modify any drainage patterns or change absorption rates, or the rate and amount of surface runoff. The project site does not have access to any existing or proposed storm water drainage systems. No additional impacts to water quality are anticipated.
- g) *No Impact.* The project does not include any housing and would not place housing in an existing floodplain.
- h) *Less Than Significant Impact.* The project does not propose any housing. However, the project site is located in Flood Zone A, as designated by the Federal Emergency Management Agency (FEMA), which is within the newly designated 100-year floodplain. Construction of the ground base equipment for the cell tower would have to be elevated at least one foot above the base flood elevation. A Condition of Approval will be incorporated into the project's approval to clarify this requirement and ensure compliance with the new FEMA map.
- i) *Less than Significant Impact.* The project site is located adjacent to a levee that could expose individuals to risk from flooding. However, the project is an unstaffed cellular tower facility that, after construction, would only require routine maintenance operations approximately one to two times a month. Any risk from flooding would not expose people to significant risk, and the tower and ground base design would be required to be designed to meet requirements for building in a floodplain.
- j) *Less than Significant Impact.* Although the project area is located near the Sacramento River, it is unlikely the project site would be affected by a seiche, since the County is generally only subject to low to moderate levels of earthquake-induced groundshaking. According to the Final Yolo County 2030 Countywide General Plan EIR, no identified or measurable seiches have been documented in

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Yolo County surface water bodies. 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 proposed project is located within a small urban area, surrounded by industrial, agricultural, and residential lands, and would not divide an established community.
- b) *No Impact.* The project site is zoned for industrial uses. The proposed project would be located in the southeast corner of the 9.7-acre parcel, behind an industrial building at the edge of a field that is being farmed. The proposal will not conflict with any land use plan adopted for the purpose of avoiding environmental impacts.
- c) *No Impact.* The county does not have an adopted HCP or NCCP. The project would not conflict with the Yolo County Draft Natural Community Conservation Plan, as already noted above.

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)(b) *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.

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"/> |

INITIAL STUDY CHECKLIST/MITIGATED NEGATIVE DECLARATION

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 cell tower facility would not generate excessive levels of new noise. An emergency generator will run when power fails. The noise generation on from the project will not exceed noise levels currently generated at the project site, which are primarily composed of industrial and agricultural operations.

d) *Less Than Significant Impact.* Construction noise would be of a short period—lasting only a few weeks. Impacts from excessive noise levels would be less than significant.

e) *No Impact.* There is no nearby public airport and the project site is not within an airport land use plan. The Sacramento Airport is approximately 8.9 miles to the southeast.

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 cell tower 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)—(e) *No Impact*. The cell tower facility would not increase the need for any 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 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"/> |

INITIAL STUDY CHECKLIST/MITIGATED NEGATIVE DECLARATION

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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)(b) *Less than Significant Impact.* Construction of the proposed cell tower facility would generate a limited number of truck trips for the construction phases of the project. This traffic increase is only temporary during construction activity. The facility will be unmanned, but visited an average of once or twice per month for routine maintenance purposes. The project will not exceed a level of service standard for any road.
- c) *No Impact.* The project proposes a 120-foot high monopole for a cellular tower facility, but would not involve or affect air traffic movement.
- d) *No Impact.* The proposed project does not incorporate design features that would substantially increase hazards or introduce incompatible uses.
- e) *No Impact.* The proposed project would not result in inadequate emergency access. The proposed facility will be accessed by a 12-foot wide easement to the adjacent industrial building off County Road 116.
- f) *No impact.* The proposed project would not conflict with 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"/> |

INITIAL STUDY CHECKLIST/MITIGATED NEGATIVE DECLARATION

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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)–(g) *No Impact.* The project is a proposed unstaffed cell tower facility and would have no impacts on public utilities and facilities.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Does the Project:

- | | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| a) 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) 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) Have environmental 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) *Less than Significant Impact.* As discussed in Section IV, Biological Resources, of this Initial Study, the proposed project could potentially impact raptor foraging habitat for the Swainson's hawk, as well as nesting habitat for the Swainson's hawk and burrowing owl. Mitigation measures proposed as part of project approval would reduce impacts to biological resources to a less than significant level so that the habitat and/or range of any special status plants or animals are not endangered. No important examples of major periods of California history or prehistory in California were identified.
- 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

Project description and application materials provided by applicant
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
Yolo County, 2009. *Yolo County 2030 Countywide General Plan*, adopted November, 2009
Yolo County 2030 Countywide General Plan Final EIR, April 2009
Yolo-Solano Air Quality Management District, 2007. *Handbook for Assessing and Mitigating Air Quality Impacts*, July, 2007.
Yolo County Zoning Ordinance, *Title 8, Chapter 2 of the County Code*, 2004, as amended

**MITIGATION MONITORING AND REPORTING PROGRAM
SKYWAY TOWERS
USE PERMIT ZF# 2010-029**

| Mitigation Number | Mitigation Measure | Enforcement and Monitoring Responsibility | Timing/ Implementation | Verification (Date and Initials) |
|-----------------------------|---|--|--|----------------------------------|
| Biological Resources | | | | |
| 1 | <p><u>Swainson's hawk Biological Survey.</u> Prior to any land disturbance activities and/or issuance of a grading or building permit, a biological survey of the project site shall be conducted by a qualified biologist. The qualified biologist shall determine if foraging habitat exists within the project site. If foraging habitat is not determined to exist within the project area, no further mitigation is required except with regard to nesting habitat, as discussed below. If foraging habitat is determined to exist within the project site, the applicant shall mitigate for the loss of Swainson's hawk habitat through participation in the Yolo County Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP), as required by the Yolo Natural Heritage Program.</p> | Yolo County Planning and Public Works Department | Measure included as a Condition of Approval. | |
| 2 | <p><u>Swainson's hawk Pre-Construction Nest Survey.</u> If construction occurs during the breeding season (March-September 15), the project applicant shall conduct pre-construction surveys no more than 14 days and no less than 7 days prior to initiating construction. A qualified biologist shall conduct the surveys and the surveys shall be submitted to Yolo County Planning and Public Works Department for review. The survey area shall include all potential nesting sites located within ½ mile of the project site. If no active nests are found during the surveys, no further mitigation shall be required except with regard to foraging habitat, as discussed above.</p> <p>If an active nest used by a Swainson's hawk or white-tailed kite is found sufficiently close (as determined by the qualified biologist) to the construction area to be affected by construction activities, a qualified biologist shall notify the Department of Fish and Game and a ½ mile construction-free buffer zone shall be established around the nest. Intensive new disturbances (e.g., heavy equipment activities associated with construction) that may cause nest abandonment or forced fledging shall not be initiated within this buffer zone between March and September unless it is determined by a qualified biologist in coordination with CDFG that the young have fledged and are feeding on their own, or the nest is no longer in active use.</p> | Yolo County Planning and Public Works Department | Measure included as a Condition of Approval. | |
| 3 | <p><u>Burrowing Owl.</u> Prior to land disturbance activities, pre-construction surveys of all potential burrowing owl habitat shall be conducted by a qualified biologist within the project area. Presence or sign of</p> | Yolo County Planning and Public Works Department | Measure included as a Condition of Approval. | |

**MITIGATION MONITORING AND REPORTING PROGRAM
SKYWAY TOWERS
USE PERMIT ZF# 2010-029**

| Mitigation Number | Mitigation Measure | Enforcement and Monitoring Responsibility | Timing/ Implementation | Verification (Date and Initials) |
|-------------------|---|---|------------------------|----------------------------------|
| | <p>burrowing owl and all potentially occupied burrows shall be recorded and monitored according to the California Department of Fish and Game and California Burrowing Owl Consortium guidelines. If burrowing owls are not detected by sign or direct observation, construction may proceed and no further mitigation is required.</p> <p>If potentially nesting burrowing owls are present during pre-construction surveys conducted between February 1 and August 31, grading shall not be allowed within 250 feet of any nest burrow during the nesting season (February 1—August 31), unless approved by the California Department of Fish and Game.</p> <p>If burrowing owls are detected during pre-construction surveys outside the nesting season (September 1—January 31), passive relocation and monitoring shall be undertaken by a qualified biologist following the California Department of Fish and Game and California Burrowing Owl Consortium guidelines, which involve the placement of one-way exclusion doors on occupied and potentially occupied burrowing owl burrows. Owls shall be excluded from all suitable burrows within the project area and within a 250-foot buffer zone to acclimate to alternate burrows. These mitigation actions shall be carried out prior to the burrowing owl breeding season (February 1—August 31) and the site shall be monitored weekly by a qualified biologist until construction begins to ensure that burrowing owls do not re-inhabit the site.</p> | | | |



County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

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M E M O R A N D U M

TO: Chair Burton and Members of the Planning Commission

FROM: Stephanie Cormier, Associate Planner

DATE: December 9, 2010

RE: Errata for the Initial Study/Mitigated Negative Declaration prepared for the Use Permit for the Skyway Towers project located in Knights Landing (Zone File #2010-029)

Comments received by the Yolo-Solano Air Quality Management District (District) on the Initial Study/Mitigated Negative Declaration have resulted in minor changes made to the following discussion sections, which were found not to affect any level of significance (changes identified by underline):

Section III Air Quality – Page 17 of the Initial Study

Add the following changes to "Discussions of Impacts" for Section III (b):

Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

b) Less than Significant Impact. The Yolo-Solano Region is a non-attainment area for state particulate matter (PM¹⁰) and ozone standards, and the Federal ozone standard. In addition, the District has also been designated partial non-attainment of the federal particulate matter 2.5 (PM^{2.5}) standard. The project would not contribute significantly to air quality impacts, including PM₁₀, since site preparation would be limited to foundation placement for installation of a cell tower, and accessory equipment structures. Ground disturbance from construction activity will be minimal. Construction activities, including vehicular traffic, would generate a temporary or short-term increase in PM₁₀. This impact is considered less than significant because any potentially sensitive receptors would be exposed to minor amounts of construction dust and equipment emissions for short periods of time with no long-term exposure to potentially affective groups. The project applicant would be required to comply with all standards as applied by the YSAQMD to minimize dust and other construction related pollutants. In addition, prior to any building permit issuance the applicant is required to obtain any permits as required by the YSAQMD to ensure the project complies with District regulations. Thresholds for project-related air pollutant emissions would not exceed significant levels as set forth in the 2007 YSAQMD Handbook.

Section VII Greenhouse Gas Emissions - Page 23 of the Initial Study

Add the following changes to "Discussions of Impacts" for Section VII (a):

Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

a) *Less Than Significant Impact.* The proposed project is an unstaffed cell tower. Aside from truck trips during the construction of the proposed tower, the only vehicular traffic generated by the project would be two to four vehicle trips per month for routine maintenance purposes. An emergency generator will turn on if power to the site ever fails. This generator may be subject to Yolo-Solano Air Quality Management District Rules and Regulations. As a condition of project approval, the applicant will be required to contact the District's engineering department for information regarding the use of an emergency generator. Thus, the project will not generate greenhouse gas emissions that will have a significant impact on the environment.

**FINDINGS
SKYWAY TOWERS USE PERMIT
ZONE FILE #2010-029**

Upon due consideration of the facts presented in this staff report and at the public hearing for Zone File #2010-029, 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 Mitigated 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 with the implementation of the recommended mitigation measures 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 Industrial (IN).

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.

ATTACHMENT D

The subject property is currently in use as an industrial building complex with a number of small equipment appliance stores and other businesses, and a remainder area in agricultural production. The site proposed for the monopole and lease area is a previously disturbed area located on the east side of the industrial building complex.

The proposed project location on the property does not contain any wetland resources, and would not require removal of any productive farmland. Mitigation will be required for any determined loss of Swainson's hawk foraging habitat once construction plans are available for review. With the mitigation included in the project's conditions of approval, 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 cell phone reception in the project area. According to the applicant, prior to their application submittal, an investigation was conducted to determine potential alternative locations that would meet project criteria. The only appropriate structures within the required service area that were available for collocation in the general area were either too short to meet coverage objectives or too far away to facilitate a signal reception.

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

The proposed facility is specifically designed to provide cellular, broadband, and other wireless service currently not available in the area. The applicant's proposal to provide cell phone service and future cellular, broadband, and other wireless 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.

The subject project site is has been previously disturbed and is currently seven feet above natural grade. The proposed project will require a flood elevation certificate to determine the site's base flood elevation (BFE) in order to raise the mechanical ground equipment at least one foot above the determined BFE. However, the project is not anticipated to require significant grading and thus would not impact the existing topography. No vegetation will be removed for the proposed project as it is located in a vacant area adjacent to a large industrial building complex. An access route will be granted by the property owner for access to the site. The proposed project will be required to provide perimeter tree screening to lessen visual impacts to the rural residence located southwest of the project site. The large industrial building complex provides ample screening for the facility from the residential subdivision to the west.

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 within ten miles of the Sacramento airport; however, the cell tower will not require approval from the Federal Aviation Administration since it is less than 200 feet in height. 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 – Metro PCS – with additional space for four 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 monopole and ground lease area. According to the applicant, height elevations for future antennas have already been established, and designated lease areas have already been determined for associated ground equipment.

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 permitted use in the zoning regulations.

Pursuant to Section 8-2.1702 (n), the proposed wireless communication facility is allowed within the M-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 area is currently underserved by cellular, broadband, and other wireless services.

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 Initial Study/Mitigated Negative Declaration, the proposed project will not create a significant effect on the character of the surrounding rural area. The project site is located on the east side of a large industrial building complex. The facility would be partially screened by the industrial complex, especially for the residential subdivision located to the west (off Hunter Street). Additionally, the project's conditions of approval require perimeter tree screening to soften the visual impacts to the rural lands south of the project.

As identified in the Initial Study/Mitigated Negative Declaration, 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. A 12-foot wide access easement and eight-foot wide utility easement will be granted to the applicant by the property owner upon approval of the project.

That the proposed project is consistent with findings required to exceed the maximum height limit in the M-1 (Light Industrial) Zone, as established by Section 8-2.1705 in the Yolo County Code:

The maximum height of structures in the M-1 Zone shall be 45 feet, except as provided in Section 8-2.2605 of Article 26 in Chapter 2 of Title 8 in the County Code:

- (a) *In any zone, other than the Airport Zone (AV) and Special Height Combining Zone (H), the following structures may extend not more than thirty (30') feet above the height limits set forth in such zone; provided, however, applicable State and Federal regulations shall govern wherever conflicts occur: chimneys, church spires, flagpoles, monuments, water towers, fire and hose towers, observation towers, distribution lines and poles, communication equipment buildings, windmills, smokestacks, radio towers, television towers, radar towers, masts, aerials, television antennas, outdoor theater screens, equipment penthouses and cooling towers, grain elevators, farm equipment and storage barns, silos, and gas holders.*
- (b) *Upon the approval of the Planning Commission, the structures set forth in subsection (a) of this section and all structures normally permitted in such zones may be permitted to further exceed the height limits for the particular zone when the Planning Commission finds that such additional height is necessary for the normal operation of a permitted use and will not be injurious to neighboring properties or detrimental to the public health, safety, and welfare.*

The proposed 120-foot monopole will exceed the extended height limitation by an additional 45 feet, which is necessary for the Metro PCS antenna to locate at the requested 120-foot elevation (top of the tower). This will also allow room for future collocations at the 110-foot, 100-foot, 90-foot, 80-foot, and 70-foot elevations.

**CONDITIONS OF APPROVAL
SKYWAY TOWERS
USE PERMIT
ZONE FILE #2010-029**

ON-GOING OR OPERATIONAL CONDITIONS OF APPROVAL:

PLANNING DIVISION—PPW (530) 666-8850

1. The project shall be developed in compliance with all adopted Conditions of Approval and the Mitigation Monitoring and Reporting (MMRP) Program approved for Zone File #2010-029. The applicant shall be responsible for all costs associated with implementing the Conditions of Approval and MMRP as contained herein.
2. Development of the site, including construction and/or placement of structures, shall be as described in this staff report for this Use Permit (ZF #2010-029). Construction shall be limited to the specific areas of the property as shown in **Attachment A**: 1) one 120-foot high monopole with no guy wires; six new Metro PCS panel antennas placed at the top of the tower; space for future collocated antennas at the 110-foot elevation, 100-foot elevation, 90-foot elevation, and 80-foot elevation; and space for a future microwave dish at the 70-foot elevation; 2) a 30-foot by 83-foot ground lease equipment area enclosed by an eight-foot tall chain link fence with a 20-foot wide double gate; a 12-foot by 16-foot Metro PCS platform and lease area to house equipment, including a battery backup; and four additional lease areas for future collocation opportunities; and 3) perimeter landscaping as required in Condition of Approval # 19.
3. Any minor modification or expansion of the proposed use shall be consistent with the purpose and intent of this Use Permit, and shall be approved through Site Plan Review or an amendment to this Use Permit, as determined by the Director of Planning and Public Works. The facility shall be operated in a manner consistent with the project's approval.
4. This Use Permit shall commence within one year from the date of the Planning Commission's approval or said permit shall be null and void. The Director of Planning and Public Works may grant an extension of time. However, such an extension shall not exceed a maximum of one year.
5. 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 a \$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.

ATTACHMENT E

6. The applicant shall cooperate with the County in addressing shared usage of the facilities and/or site for future collocation on the monopole and ground lease area and shall not unreasonably oppose sharing the site and facilities with other service providers.
7. The applicant shall keep the designated leasehold area (site) free from flammable brush, grass, and weeds. Any structures on the leasehold area shall be adequately maintained and free from graffiti.
8. Outdoor light fixtures shall be low-intensity, shielded and/or directed away from adjacent properties, public right-of-way, and the night sky. Lighting fixtures shall use low-glare lamps or other similar lighting fixtures.
9. The project shall be operated in compliance with all applicable federal and state laws, including Yolo County Code regulations and FCC standards regulating wireless telecommunications facilities.
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. Upon termination of the telecommunications facility use, the monopole shall be removed and the project site restored back to its original condition within 180 days of cessation of all uses.

PUBLIC WORKS DIVISION (530) 666-8811

12. The applicant shall file a Record of Survey, prepared by a licensed surveyor in the State of California, whenever any of the following instances occur:
 - a. A legal description has been prepared that is based upon a new field survey disclosing data that does not appear on any previously filed Subdivision Map, Parcel Map, Record of Survey, or other official map.
 - b. Permanent monuments have been set marking any boundary.

ENVIRONMENTAL HEALTH DIVISION (530) 666-8646

13. The applicant shall submit a hazardous materials business plan and inventory for review and approval by Yolo County Environmental Health Division by the time hazardous materials and/or hazardous wastes are present in reportable quantities on-site, at the facility. 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.

YOLO-SOLANO AIR QUALITY MANAGEMENT DISTRICT—(530) 757-3650

14. Operation of an emergency generator may be subject to YSAQMD Rules and Regulations. The applicant shall be required to contact the District's engineering department at (530) 757-3650 prior to the installation of an emergency generator.

COUNTY COUNSEL—(530) 666-8172

15. In accordance with Yolo County Code Section 8-2.2415, 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.

16. Failure to comply with the Conditions of Approval as approved by the Yolo County Planning Commission may result in the following actions:
 - non-issuance of future building permits;
 - legal action.

PRIOR TO LAND DISTURBANCE OR ISSUANCE OF BUILDING PERMITS:

PLANNING DIVISION—PPW (530) 666-8808

17. Construction details shall be included in construction drawings, submitted concurrent with the building permit application, and are subject to review and approval by the Director of the Planning and Public Works Department.
18. The monopole 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.
19. In order to minimize the visual impact of the facility, the applicant shall install tree screening around the perimeter of the 2,490-square foot ground lease area. A landscape plan shall be submitted prior to or concurrently with any building permit submittal. The County's Landscaping Design Guidelines require projects to incorporate at least 25 percent native planting into the screening and to meet requirements under the water efficiency landscape ordinance. See <http://www.yolocounty.org/Index.aspx?page=728>. Tree screening shall be required to be maintained throughout the life of the facility.
20. During construction, all disturbed soils and unpaved roads shall be adequately watered to keep soil moist to provide dust control, and comply with YSAQMD requirements listed below.

21. During construction or maintenance 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.

PUBLIC WORKS DIVISION—PPW (530) 666-8811

22. Construction disturbance greater than one acre shall require a Storm Water Pollution Prevention Plan (SWPPP).
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BUILDING DIVISION—PPW (530) 666-8775

23. All building plans shall be submitted to the Planning and Public Works Department for review and approval in accordance with County Building Standards prior to the commencement of any construction.
24. In order to comply with FEMA and the County requirements for building in a floodplain (Flood Zone A), the applicant shall be required to elevate the ground base equipment pad at least one foot above the determined base flood elevation. Neither FEMA nor the County has determined the base flood elevation in the area. A flood elevation certificate, prepared by a California state licensed surveyor or registered engineer, shall be required at building permit submittal. The flood elevation certificate must be submitted by the applicant and be approved by the County Floodplain Administrator.
25. If applicable, the applicant shall obtain the necessary building permits prior to installation of equipment. New installation shall meet State of California minimum code requirements for fire, life, and safety standards. All proposed antennas and appurtenances shall be installed in accordance with the California Building, California Plumbing, California Mechanical and California Electrical Codes.
26. The applicant shall pay all appropriate fees prior to the issuance of Building Permits, including but not limited to the Woodland Joint Unified School District, Knights Landing Fire District, and County facility fees.

YOLO-SOLANO AIR QUALITY MANAGEMENT DISTRICT—(530) 757-3650

27. Visible emissions from stationary diesel-powered equipment are not allowed to exceed 40 percent opacity for more than three minutes in any one-hour, as regulated under District Rule 2.3, Ringelmann Chart.
28. Portable diesel fueled equipment greater than 50 horsepower, such as generators or pumps, must be registered with either the Air Resources Board's (ARB's) Portable Equipment Registration Program (PERP) (<http://www.arb.ca.gov/perp/perp.htm>) or with the District.
29. Architectural coatings and solvents used at the project site shall be compliant with District Rule 2.14, Architectural Coatings.
30. All stationary equipment, other than internal combustion engines less than 50 horsepower, emitting air pollutants controlled under District Rules and Regulations

require an Authority to Construct (ATC) and Permit to Operate (PTO) from the District.

31. In order to reduce construction-related air pollutants, the following best management practices will be required at the project site 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.

MITIGATION MEASURES

PRIOR TO ISSUANCE OF GRADING PERMIT:

PLANNING DIVISION—PPW (530) 666-8808

28. BIO-1. As a Condition of Approval, prior to any land disturbance activities and/or issuance of a grading or building permit, a biological survey of the project site shall be conducted by a qualified biologist. The qualified biologist shall determine if foraging habitat for the Swainson's hawk exists within the project site. If foraging habitat for the Swainson's hawk is not determined to exist within the project area, no further mitigation is required except with regard to nesting habitat, as discussed below. If foraging habitat is determined to exist within the project site, the applicant shall mitigate for the loss of Swainson's hawk habitat through participation in the Yolo County Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP), as required by the Yolo Natural Heritage Program.
29. BIO-2. If construction occurs during the breeding season (March-September 15), the project applicant shall conduct pre-construction surveys no more than 14 days and no less than 7 days prior to initiating construction. A qualified biologist shall conduct the surveys and the surveys shall be submitted to Yolo County Planning and Public Works Department for review. The survey area shall include all potential nesting sites located within one-half mile of the project site. If no active nests are found during the surveys, no further mitigation shall be required except with regard to foraging habitat, as discussed above.

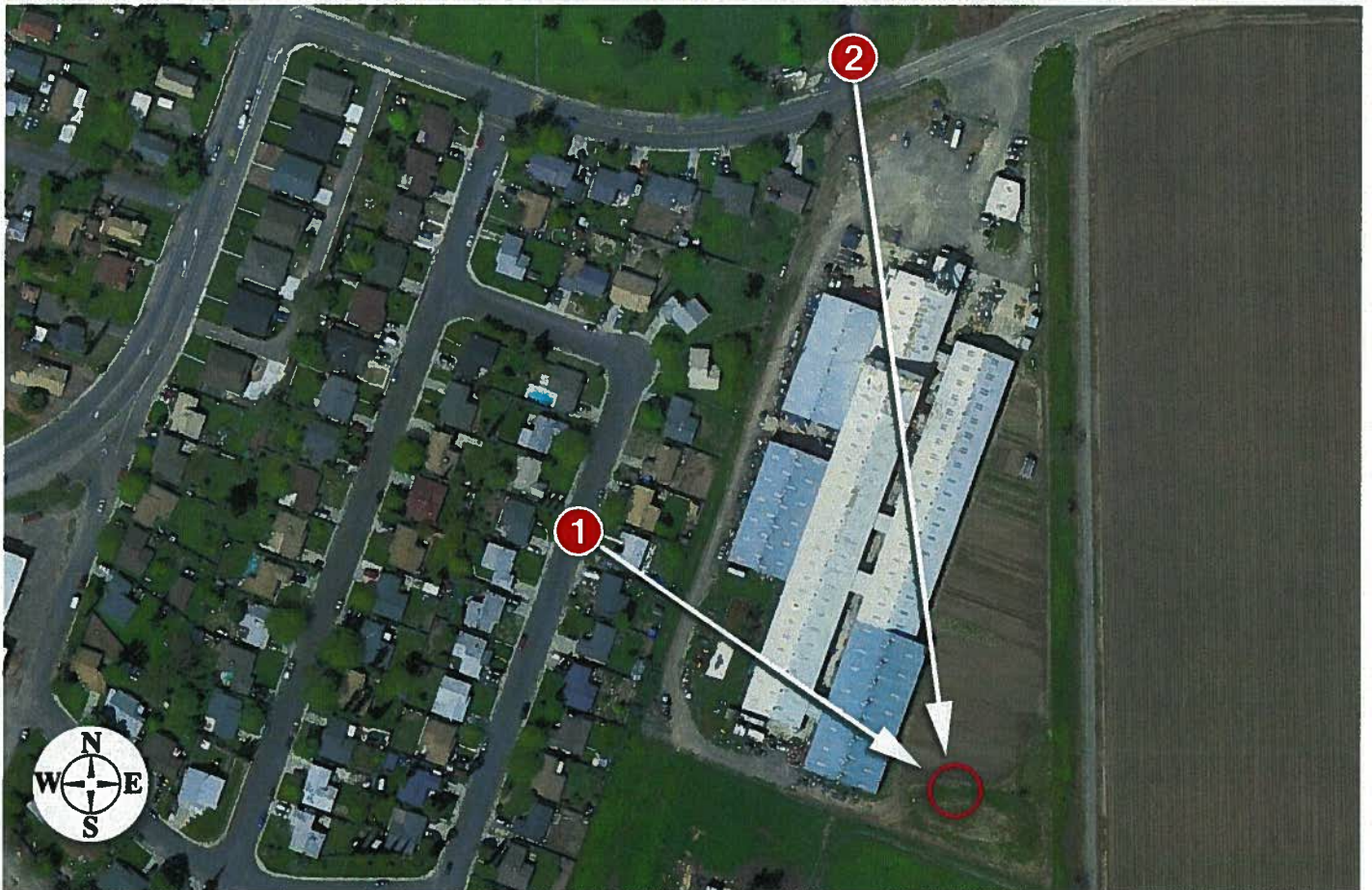
If an active nest used by a Swainson's hawk or white-tailed kite is found sufficiently close (as determined by the qualified biologist) to the construction area to be affected by construction activities, a qualified biologist shall notify the Department of Fish and Game and a one-half mile construction-free buffer zone shall be established around the nest. Intensive new disturbances (e.g., heavy equipment activities associated with construction) that may cause nest abandonment or forced fledging shall not be initiated within this buffer zone between March and September unless it is determined by a qualified biologist in coordination with CDFG that the

young have fledged and are feeding on their own, or the nest is no longer in active use.

30. BIO-3. Prior to land disturbance activities, pre-construction surveys of all potential burrowing owl habitat shall be conducted by a qualified biologist within the project area. Presence or sign of burrowing owl and all potentially occupied burrows shall be recorded and monitored according to the California Department of Fish and Game and California Burrowing Owl Consortium guidelines. If burrowing owls are not detected by sign or direct observation, construction may proceed and no further mitigation is required.
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If potentially nesting burrowing owls are present during pre-construction surveys conducted between February 1 and August 31, grading shall not be allowed within 250 feet of any nest burrow during the nesting season (February 1—August 31), unless approved by the California Department of Fish and Game.

If burrowing owls are detected during pre-construction surveys outside the nesting season (September 1—January 31), passive relocation and monitoring shall be undertaken by a qualified biologist following the California Department of Fish and Game and California Burrowing Owl Consortium guidelines, which involve the placement of one-way exclusion doors on occupied and potentially occupied burrowing owl burrows. Owls shall be excluded from all suitable burrows within the project area and within a 250-foot buffer zone to acclimate to alternate burrows. These mitigation actions shall be carried out prior to the burrowing owl breeding season (February 1—August 31) and the site shall be monitored weekly by a qualified biologist until construction begins to ensure that burrowing owls do not re-inhabit the site.





Existing



proposed antennas

Proposed

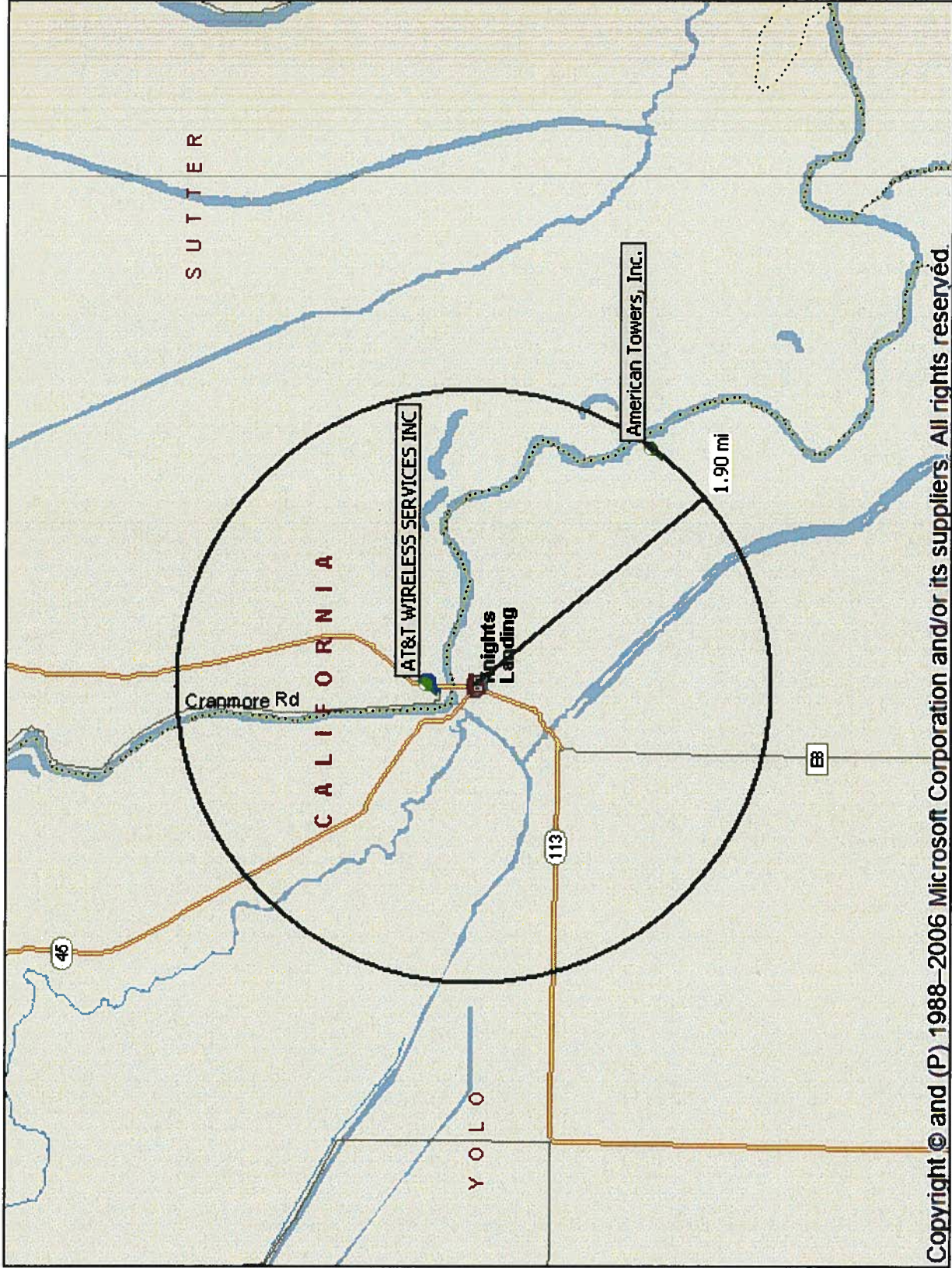


Existing



proposed antennas

Proposed



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ATTACHMENT G

