County of Yolo

DEPARTMENT OF COMMUNITY SERVICES

Taro Echiburú, AICP
DIRECTOR

Planning & Public Works
292 West Beamer Street
Woodland, CA 95695-2598
(530) 666-8775
FAX (530) 666-8156
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NOTICE OF AVAILABILITY AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

TO: Interested Parties

FROM: Yolo County Community Department

DATE: December 6, 2016

SUBJECT: **Aspen Woodland Wireless Tower Project**

Applicant: Chet Goldman
Epic Wireless Group
8700 Auburn Folsom, Suite 400
Granite Bay, CA 95746

File Name: **ZF2016-0039**

Description of Project: The project is a proposal to construct and operate an unstaffed wireless telecommunications facility that includes a 100-foot high tower. The project site is located at the southeast corner of an approximately eight-acre parcel situated north of Kentucky Avenue and Mariposa Street, west of West Street, adjacent to the City of Woodland (APN: 027-440-025).

The project proposal includes the construction of new structures, including a 100-foot tall monopole contained within a 900-square foot (30-foot by 30-foot) equipment area. The project proposes to place a 10-foot by 20-foot concrete slab within the lease area to contain Verizon's outdoor equipment cabinets, with additional ground lease area reserved for future carriers. Verizon proposes to place six 8-foot wireless antennas and six RRU receivers on the 100-foot monopole at the 99-foot elevation. An additional six 8-foot antennas and RRU receivers will be added in the future, and the project will reserve space for County and emergency communications, as well as provide collocation opportunities for additional carriers.

The project would provide additional coverage to northwestern Woodland by working in conjunction with other existing Woodland towers. The proposed site is located within a small portion of an eight-acre parcel zoned for industrial uses.

Construction of the project is anticipated to last up to six weeks and will include use of a drill rig, backhoe, and manlift, with up to two truck trips per day. One small tree/shrub will be removed at the project site, which has not been identified as habitat or providing habitat.

Environmental Determination: An Initial Study was prepared to examine potential areas of impact resulting from the wireless tower facility project. The Initial Study found that the proposed project would not have a significant effect on the environment with the implementation of proposed

mitigation. As a result, an Environmental Impact Report is not required and a Mitigated Negative Declaration has been prepared.

Availability of Documents: The Initial Study/Mitigated Negative Declaration (IS/MND) is now available for public review at the following location during normal business hours: the Yolo County Community Services Department, 292 W. Beamer Street, Woodland, CA 95695. **The IS/MND has been posted to the Yolo County Web site and may be downloaded and printed at http://www.yolocounty.org/community-services/planning-public-works/planning-division/current-projects.** A PDF digital file of the IS/MND, or a hard (paper) copy of the IS/MND, is also available upon request from the Planning Division at the address or e-mail depicted below.

Comments on the Initial Study/Mitigated Negative Declaration: The County requests your comments on the Initial Study/Mitigated Negative Declaration during a **30-day review period**, which commences **December 6, 2016,** and **ends on January 6, 2017**.

The Initial Study/Mitigated Negative Declaration may be obtained from, and comments (written, e-mailed, or oral) may be directed to:

Stephanie Cormier, Senior Planner
Yolo County Community Department
292 W. Beamer Street
Woodland, CA. 95695
(530) 666-8850
stephanie.cormier@yolocounty.org

The Yolo County Planning Commission is tentatively scheduled to consider the following matter on January 12, 2017, in the Board of Supervisors Chambers, located at 625 Court Street, Woodland, California. A separate public hearing notice will be sent to confirm the date and time. You can also call the number or e-mail to the above staff member to confirm hearing date and time.

All interested parties are invited to send written communications to the Yolo County Community Services Department no later than the relevant ending date.

YOLO COUNTY
DEPARTMENT OF COMMUNITY SERVICES

INITIAL STUDY / MITIGATED NEGATIVE DECLARATION
ZONE FILE # 2016-0039

VERIZON

ASPEN WOODLAND WIRELESS TOWER PROJECT

USE PERMIT

DECEMBER, 2016

Initial Environmental Study

1. **Project Title:** Zone File #2016-0039 (Aspen Woodland Wireless Tower Use Permit)

2. **Lead Agency Name and Address:**
   Yolo County Department of Community Services
   292 West Beamer Street
   Woodland, CA 95695

3. **Contact Person, Phone Number, E-Mail:**
   Stephanie Cormier, Senior Planner
   (530) 666-8850
   stephanie.cormier@yolocounty.org

4. **Project Location:** The project is located at the southeast corner of an approximately 8-acre parcel situated north of Kentucky Avenue and Mariposa Street, west of West Street, adjacent to the City of Woodland (APN: 027-440-025). See Figure 1 (Vicinity Map).

5. **Project Sponsor's Name and Address:**
   Chet Goldman
   Epic Wireless Group
   8700 Auburn Folsom, Suite 400
   Granite Bay, CA 95746

6. **Land Owner's Name and Address:**
   Miguel Chavarin
   4920 Carey Road
   Sacramento, CA 95835

7. **General Plan Designation(s):** Industrial (IN)

8. **Zoning:** Heavy Industrial (I-H)

9. **Description of the Project:** See attached "Project Description" on the following pages.

10. **Surrounding Land Uses and Setting:**

Relation to Project	Land Use	Zoning	General Plan Designation
Project Site	Industrial storage	Heavy Industrial (I-H)	Industrial (IN)
North	Agricultural (orchard)	Agricultural Intensive (A-N)	Agriculture
South	Industrial (storage)	Heavy Industrial	Industrial
East	Vacant land	Heavy Industrial	Industrial
West	Industrial (storage)	Heavy Industrial	Industrial

11. **Other public agencies whose approval is required:** Yolo County Building Division; City of Woodland; Public Utilities Commission

12. **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. The project is reviewed and analyzed under the County's Code of Zoning Ordinances; particularly, the Wireless Telecommunication Facilities Ordinance. The ordinance sets forth development standards for permitting such facilities (Yolo County Code Section 8-2.1102). Large wireless telecommunication facilities, with towers over 80 feet in height, constructed on parcels less than 40 acres require a Major Use Permit.

Project Description

Epic Wireless Group, on behalf of Verizon Wireless, is requesting a Use Permit to construct a wireless tower facility in response to a substantial gap in wireless communication coverage in the northern part of Woodland. The project site is located north of and immediately adjacent to the City of Woodland on an approximately eight--acre industrial-zoned parcel that is in use for storage. A future extension of Mariposa Street, which includes a 60-foot wide easement, extends up through the parcel in a north-south direction. The project will locate on the east side and clear of the easement, which has been retained for future street improvements. The property is accessed off Kentucky Avenue.

The project proposal, known as the Aspen Woodland Wireless Tower, includes the construction and operation of a 100-foot tower that would be contained within a 30-foot by 30-foot equipment lease area. The project would provide additional coverage to northwestern Woodland by working in conjunction with other existing Woodland towers.

Property and Project Details

The eight-acre property is currently in use as truck storage and wood recycling. The 900-square foot project site is vacant, however, and is isolated from the rest of the property in use with industrial-type purposes. The project proposes to place a 10-foot by 20-foot concrete slab within the lease area to contain Verizon's outdoor equipment cabinets, with additional ground lease area reserved for future carriers. Verizon proposes to place six 8-foot wireless antennas and six RRU receivers on the 100-foot monopole at the 99-foot elevation. An additional six 8-foot antennas and RRU receivers will be added in the future, and the project will reserve space for County and emergency communications, as well as provide collocation opportunities for additional carriers.

Prior to application submittal, Verizon Wireless conducted a search ring in the area of Kentucky Avenue and West Street, extending south to Beamer Street. According to the applicant, customer information indicated that the area is lacking wireless communication coverage and capacity for many Verizon customers who are losing cell service and having data outages. Since the search area is primarily residential, Verizon's focus was to find a location where the site would be out of the way of housing, but immediately available to residential and local business customers. A light pole switch-out at the Woodland High School stadium was pursued, but Verizon was informed that the stadium was going to be demolished. In adhering to the County's ordinance on permitting wireless telecommunications facilities, as well as the City of Woodland's more stringent requirements on siting such facilities, the applicant chose to locate north of the City's residentially-developed area south of Kentucky Avenue, in the unincorporated area, amidst existing industrial-type uses. Large wireless telecommunication facilities are conditionally permitted uses in the industrial zoned areas of the County. Because the property is less than 40 acres in size a Major Use Permit is required for siting a tower over 80 feet in height [Yolo County Code Section 8-2.1102(c)(4)].

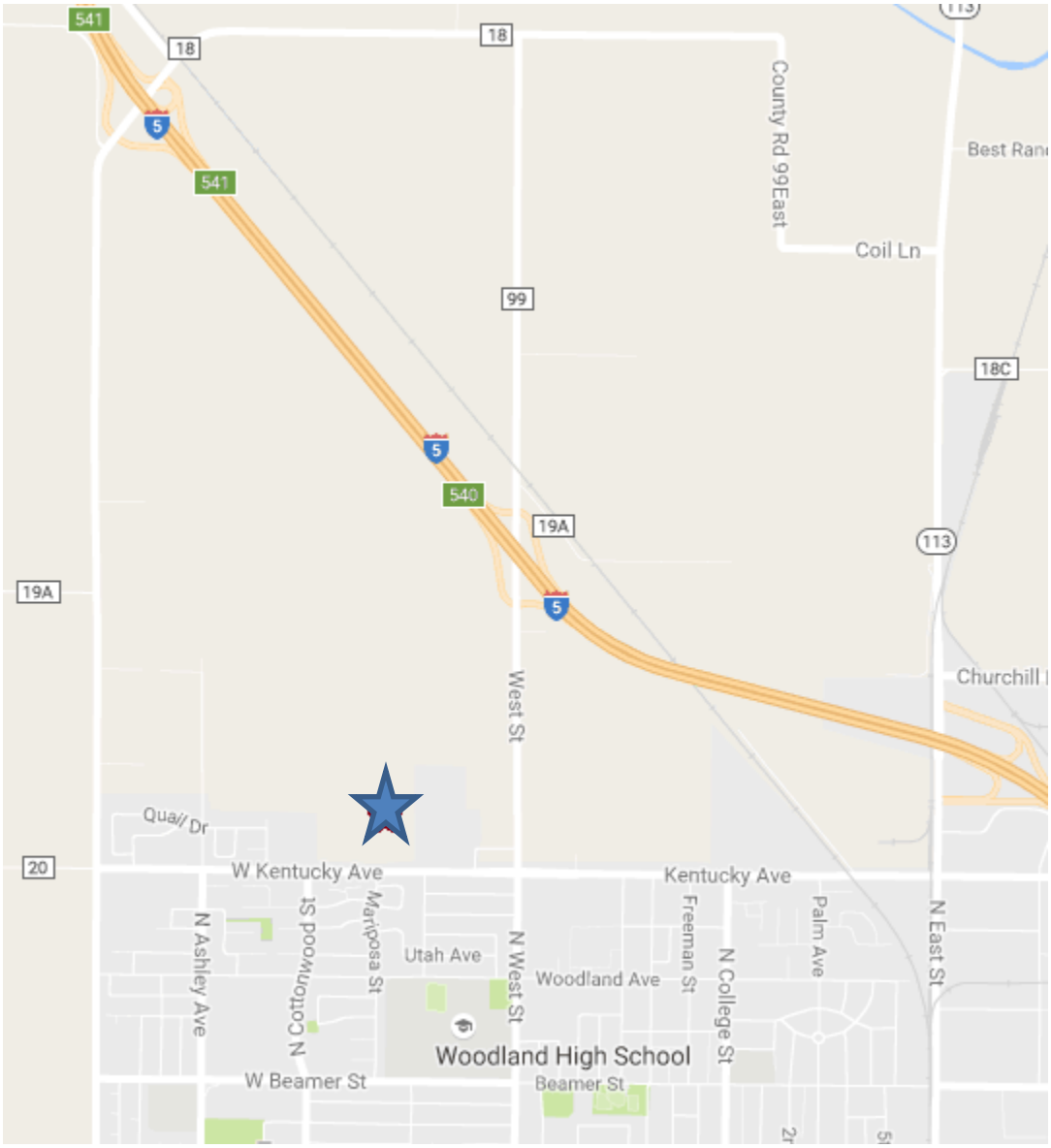
The topography of the proposed project site is flat and the area contains minimal vegetation. There is no public viewing area or scenic corridor in the vicinity of the project site, which is situated approximately 100 feet north of Kentucky Avenue, the nearest public right-of-way. Kentucky Avenue is lined with above ground telephone poles and other electrical wiring. The ground lease area will be completely concealed by existing industrial buildings in the area, and photo-simulations prepared for the proposed project reveal minimal aesthetic interference with the rural landscape, although the tower will be seen from some residential locations, amidst telephone lines. Due to the project's proximity to other industrial buildings, there will also be minimal conflict for aerial spraying operations. The 100-foot tower height allows the applicant to reserve space for additional carriers, as well as for County and emergency communications, as per Section 8-2.1102(e)(6),(7) of the Yolo County Code.

The Aspen Woodland tower would be designed to work with the other existing Woodland towers that are primarily located within the City's limits, including: the "North Woodland" tower, located on the west side of State Route (SR) 113 (near the I-5 interchange) north of Main Street; the "Woodland" tower, located in the unincorporated area west of County Road (CR) 98 at CR 97 and SR 16; the "Woodland Opera House" tower, located west of West Street south of Main Street; the "Pioneer High School" tower located south of Gibson Street and west of CR 102; and the "Southeast Woodland" tower located south of Sports Park Drive and east of East Street at the Woodland Community Center. According to the coverage maps prepared for the project, without the Aspen Woodland tower the northwestern area of Woodland generally receives very little or only occasional good reception. With the Aspen Woodland tower "turned on" coverage maps indicate much better reception in the area around Kentucky Avenue between West Street and CR 98, up to CR 18, including a large section of Interstate 5 between the West Street and County Road 98 on/off ramps.

Construction of the project is anticipated to last up to six weeks and will include use of a drill rig, backhoe, and manlift, with up to two truck trips per day. One small tree/shrub will be removed at the project site, which has not been identified as habitat or providing habitat.

An early agency review conducted for the project elicited a response from the Yocha Dehe Wintun Nation's Tribal Historic Preservation Officer who indicated the Tribe had a cultural interest in the project area. A site visit was conducted by the Yocha Dehe Cultural Resources Department's cultural monitors who met with Verizon representatives and County staff on October 7, 2016. Although there are no identified cultural sites at the project site, the possibility for unearthing undiscovered resources during ground disturbing activities is present. It was agreed that construction plans and construction monitoring would be coordinated between Verizon representatives and members of the Cultural Resources Department prior to implementation of the project. In addition to coordinating with Yocha Dehe, the County sent out an invitation for consultation to the Cortina Rancheria Band of Wintun Indians of California, United Auburn Indian Community of the Auburn Rancheria, Ione Band of Miwok Indians, and the Torres Martinez Desert Cahuilla Indians. At the writing of this Initial Study only Yocha Dehe and the Auburn Rancheria Cultural Resources Manager have requested tribal monitoring at the site during ground disturbing activities. Verizon Wireless representatives have been made aware of the requests.

Figure 1
Vicinity Map



Aerial View of Project Site

Project Site

Proposed tree removal

Figure 2
Site Plan

DATE OF SURVEY: 10-28-15

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

LOCATED IN THE COUNTY OF YOLO, STATE OF CALIFORNIA

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

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

N.G.V.D. 1929 CORRECTION: SUBTRACT 2.52' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: N/A

CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.

ASSESSOR'S PARCEL NUMBER: 027-440-025

OWNER(S): MIGUEL & MARIA CHAVARIN
4920 CAREY ROAD
SACRAMENTO, CA 95835

Geil Engineering
Engineering * Surveying * Planning
1226 High Street
Auburn, California 95603-5015
Phone: (530) 885-0426 * Fax: (530) 823-1309

Verizon Wireless

Project Name: ASPEN WOODLAND

Project Site Location: Intersection of W. Kentucky and Mariposa Street
Woodland, CA 95695
Yolo County

Date of Observation: 10-28-15

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

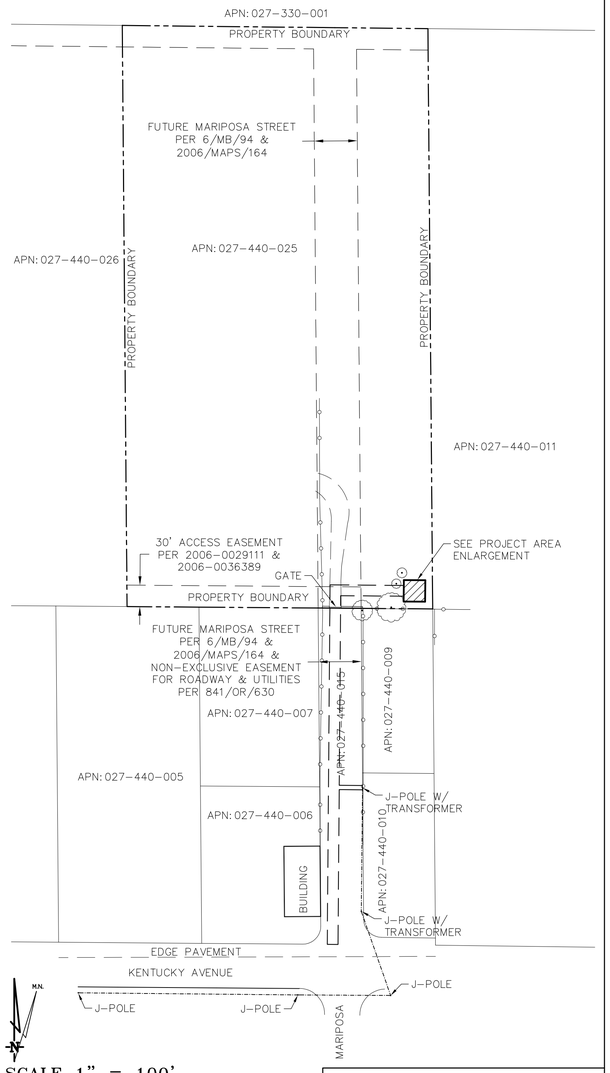
Type of Antenna Mount: Proposed Monopole

Coordinates (Proposed Pole Location)
Latitude: N 38° 41' 36.65" (NAD83) N 38° 41' 36.99" (NAD27)
Longitude: W 121° 47' 23.18" (NAD83) W 121° 47' 19.31" (NAD27)

ELEVATION of Ground at Structure (NAVD88) 67' AMSL

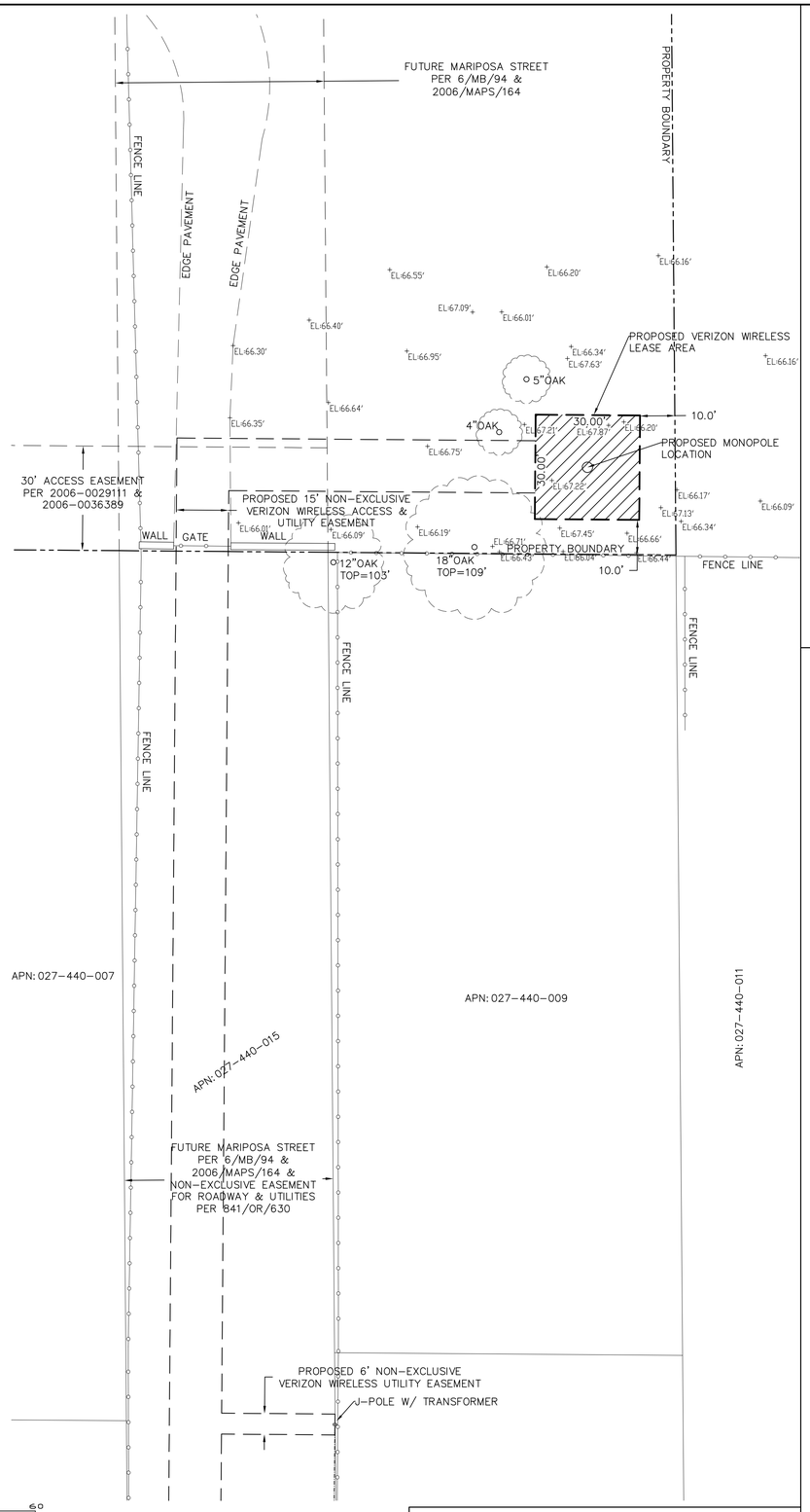
CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet 91:003, and that they are true and accurate to the best of my knowledge and belief.

Kenneth D. Geil California RCE 14803



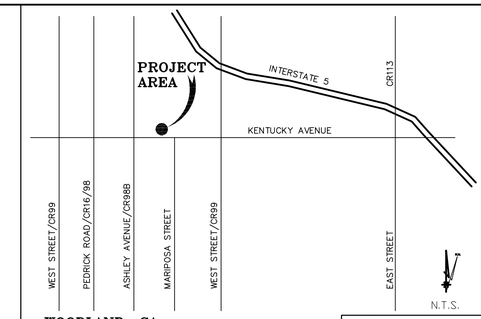
SCALE 1" = 100'

OVERALL SITE PLAN



SCALE 1" = 20'
0 10 20 40 60

PROJECT AREA ENLARGEMENT



WOODLAND, CA

VICINITY MAP

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

Lease Area Description

All that certain lease area being a portion of that certain Lot 1 as is shown on that certain Record of Survey as filed in the office of the county recorder at Book 2006, Page 164, Official Records of Yolo County, and being located in Section 19, Township 10 North, Range 2 East, M.D.B. & M., and being more particularly described as follows:

Commencing at a 2" Iron Pipe in monument well set at the centerline intersection of Mariposa Street and Kentucky Avenue as is shown on the above referenced Record of Survey from which a 3/4" iron pipe in monument box set at the centerline intersection of Kentucky Avenue and Cottonwood Street, said point also being the South 1/4 corner of the above referenced Section 19, bears North 89°33'27" West 857.97 feet; thence from said point of commencement North 12°45'52" East 521.96 feet to the True Point of Beginning; thence from said point of beginning North 00°26'33" East 30.00 feet; thence North 89°33'27" West 30.00 feet; thence South 00°26'33" West 30.00 feet; thence South 89°33'27" East 30.00 feet to the point of beginning.

Together with a non-exclusive easement for access and utility purposes fifteen feet in width the centerline of which is described as follows: beginning at the midpoint on the West boundary of the above described lease area and running thence North 89°33'27" West 95.52 feet; thence South 00°26'33" West 275.58 feet to a point hereafter defined as Point "A"; thence continuing South 00°26'33" West 219.4 feet more or less to the public right of way more commonly known as Kentucky Avenue.

Also together with a non-exclusive easement for utility purposes six feet in width the centerline of which is described as follows: beginning at Point "A" as previously defined and running thence South 89°33'27" East 40 feet more or less to the existing utility pole.

DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE\VLN		
OPS		
EE\OUT		

Surveyor

GEIL ENGINEERING
ENGINEERING * SURVEYING * PLANNING
1226 HIGH STREET
AUBURN, CALIFORNIA 95603
Phone: (530) 885-0426
Fax: (530) 823-1309

Architect

verizon wireless

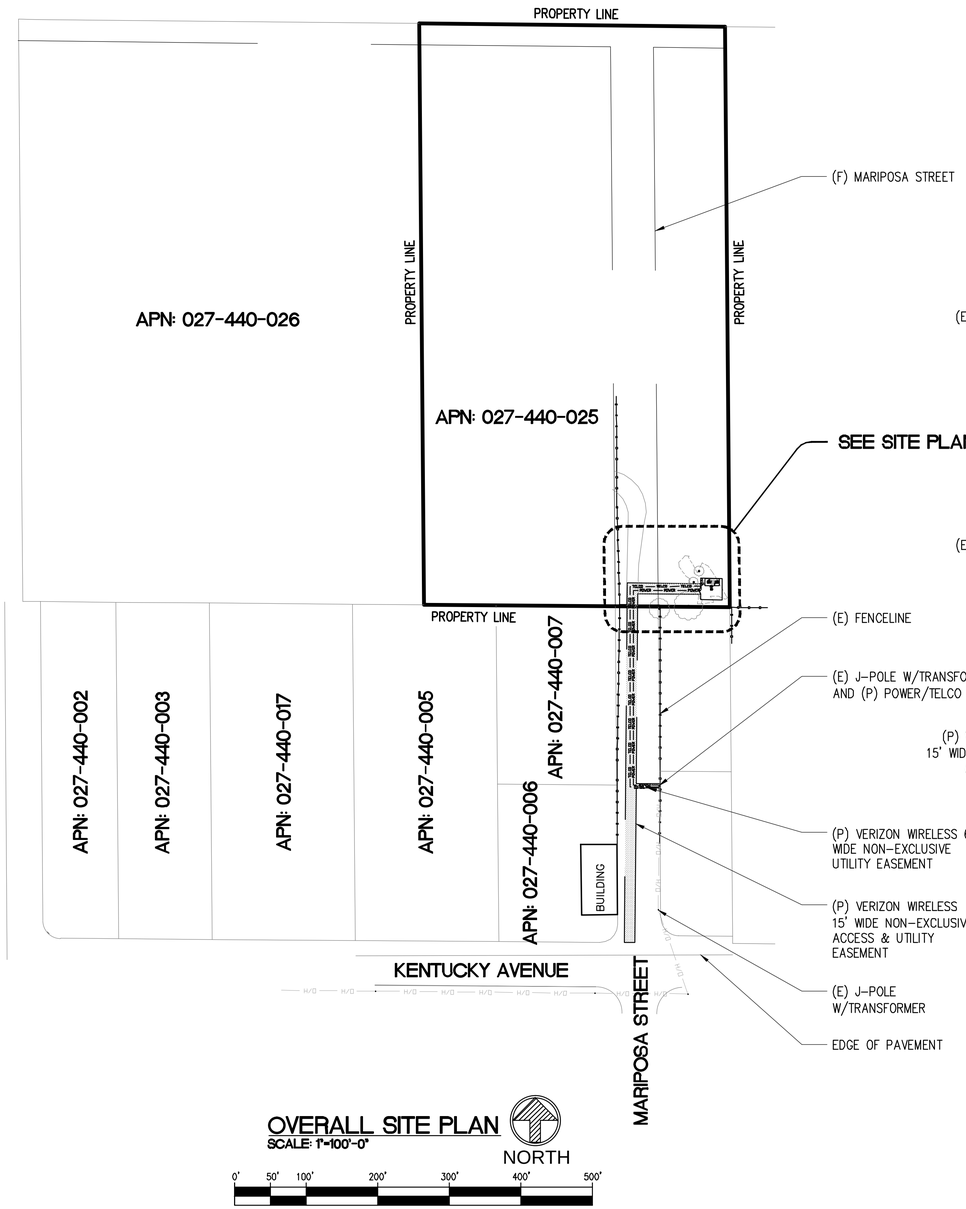
ASPEN WOODLAND
INTERSECTION OF W. KENTUCKY
AND MARIPOSA STREET
WOODLAND, CA 95695

PLOT PLAN AND
SITE TOPOGRAPHY

REVISIONS			
REV	10-29-15	N. ROHDE	DRAWING SUBMITTAL
REV	11-11-15	N. ROHDE	TITLE WORK
REV	01-06-16	N. ROHDE	ADDRESS UPDATE
REV	02-15-16	N. ROHDE	EASEMENT UPDATE
REV			

Sheet
C-1

NOTE: (P) MONOPOLE DESIGN & ENGINEERING ANALYSIS FOR (P) LOADING CONDITIONS BY OTHERS.

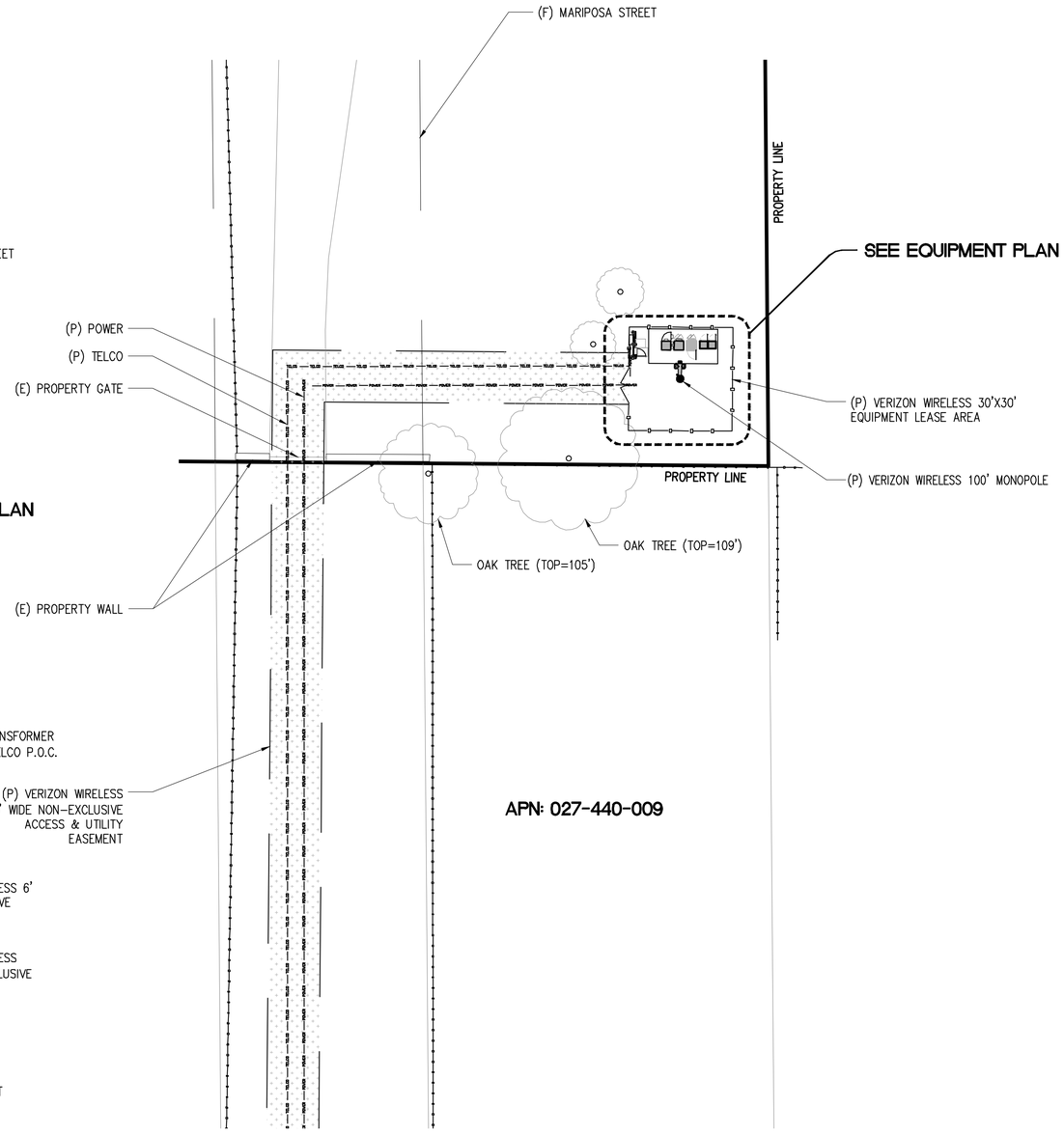


OVERALL SITE PLAN

SCALE: 1"=100'-0"

NORTH

0' 50' 100' 200' 300' 400' 500'



SITE PLAN

SCALE: 1"=30'-0"

NORTH

0' 15' 30' 60' 90' 180'

verizonwireless
VERIZON WIRELESS; 295 PARKSHORE DRIVE, FOLSOM, CA 95630

ASPEN WOODLAND

PS LOCATION #: 385533

INTERSECTION OF W. KENTUCKY AND MARIPOSA STREET, WOODLAND, CA 95695

EPIC WIRELESS GROUP INC.

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

STAMP

ISSUE STATUS

INT	DATE	DESCRIPTION	REV.
EAS	01/07/16	90% ZD'S	0
AEB	02/11/16	100% ZD'S	0
EAS	02/12/16	100% ZD'S	1
CES	03/04/16	100% ZD'S	2
EAS	07/28/16	100% ZD'S	3

SHEET TITLE:

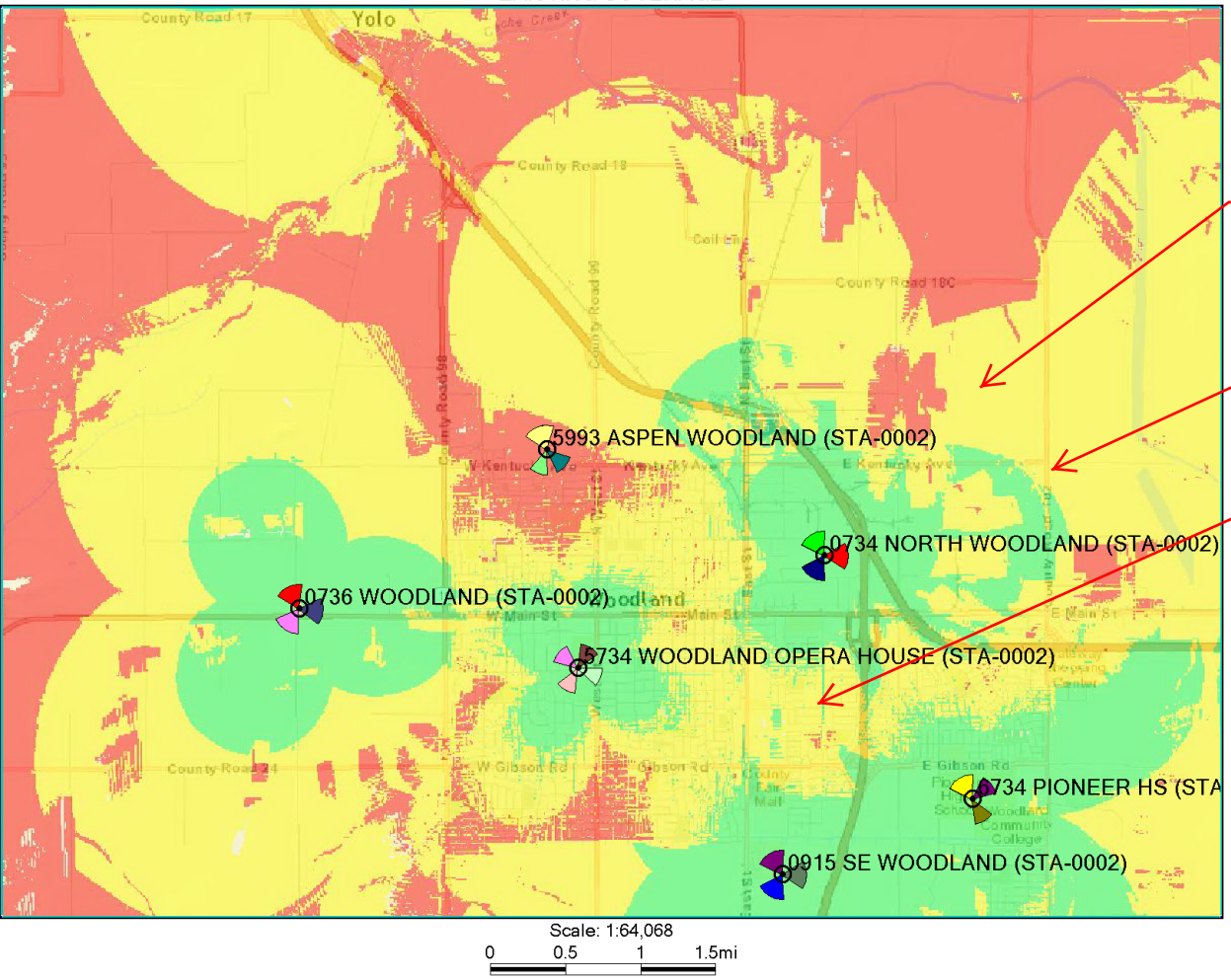
OVERALL SITE PLAN & SITE PLAN

A-1

ASPEN WOODLAND

This Map shows the current coverage in the Woodland area. You can see around the site labeled "Aspen Woodland" there is a substantial amount of red, which indicates little or no coverage.

EXISTING COVERAGE



RED indicates little or no signal

GREEN indicates best signal

YELLOW is somewhere in between

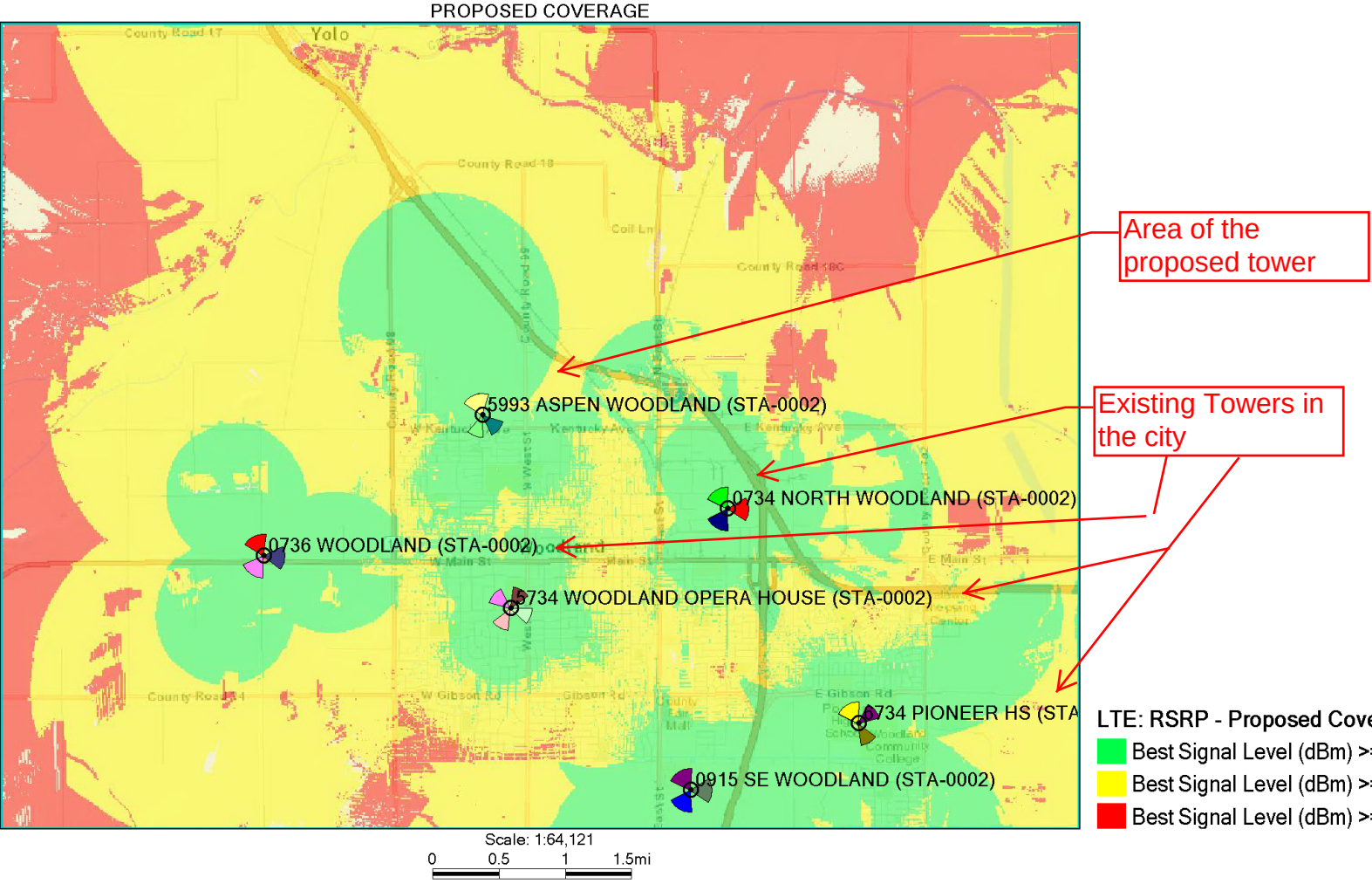
LTE: RSRP - Existing Coverage

- Best Signal Level (dBm) >=-80
- Best Signal Level (dBm) >=-90
- Best Signal Level (dBm) >=-100

ASPEN WOODLAND

This coverage map demonstrates the better coverage possible once the Aspen Woodland proposed tower goes on-line. RED indicates little or no coverage; GREEN indicates the best signal and coverage and yellow is in between.

PROPOSED COVERAGE



Existing

Proposed

View from Kentucky Avenue looking east at site

Aspen Woodland 385533
Kentucky Avenue & Mariposa Street, Woodland, CA
Photosims Produced on 7-19-2016

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Existing

Proposed

View from Mariposa Street looking north at site

Aspen Woodland 385533
Kentucky Avenue & Mariposa Street, Woodland, CA
Photosims Produced on 7-19-2016

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Existing

Proposed

View from West Street looking southwest at site

Aspen Woodland 385533
Kentucky Avenue & Mariposa Street, Woodland, CA
Photosims Produced on 7-19-2016

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Environmental Factors Potentially Affected

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

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

Determination

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to 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 an impact on the environment that is "potentially significant" or "potentially significant unless mitigated" 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 the project is consistent with an adopted general plan and all potentially significant effects have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT, the project is exempt from further review under the California Environmental Quality Act under the requirements of Public Resources Code section 21083.3(b) and CEQA Guidelines Section 15183.

Stephanie Cormier

Planner's Signature | Date | Planner's Printed name

Environmental Factors Potentially Affected

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

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☐ I find that the proposed project MAY have an impact on the environment that is "potentially significant" or "potentially significant unless mitigated" 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 the project is consistent with an adopted general plan and all potentially significant effects have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT, the project is exempt from further review under the California Environmental Quality Act under the requirements of Public Resources Code section 21083.3(b) and CEQA Guidelines Section 15183.

Planner's Signature	Date	Planner's Printed name
	12.5.16	Stephanie Cormier

Purpose of this Initial Study

This Initial Study has been prepared consistent with CEQA Guideline 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 if 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, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. A "Less than Significant with Mitigation Incorporated" applies when the incorporation of mitigation measures has reduced an effect from a "Potentially Significant Impact" to a "Less than Significant Impact". The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less-than-significant level. (Mitigation measures from Section XVIII, "Earlier Analyses", may be cross-referenced.)
5. A determination that a "Less than Significant Impact" would occur is appropriate when the project could create some identifiable impact, but the impact would be less than the threshold set by a performance standard or adopted policy. The initial study should describe the impact and state why it is found to be "less than significant."
6. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration [Section 15063(c)(3)(D) of the California Government Code. Earlier analyses are discussed in Section XVIII at the end of the checklist.
7. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, when 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.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a scenic highway?	☐	☐	☒	☐
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d.	Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	☐	☐	☐	☒

DISCUSSION

a) Have a substantial adverse effect on a scenic vista?

Less than Significant Impact. For purposes of determining significance under CEQA, a "scenic vista" is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. There are no officially designated scenic vistas near the project area; the site is located adjacent to an urbanized area of the City of Woodland in the vicinity of industrial-type uses. The project proposal includes construction and operation of a 100-foot wireless tower that would be contained within a 900-square foot equipment closure area. The project footprint will be set back approximately 580 feet from Kentucky Avenue, the nearest public right-of-way. The existing industrial buildings located adjacent to the roadway (approximately 60 feet away) provide some visual relief from the project site. Scenic vistas would not be obstructed by the proposed changes to the property and aesthetic impacts would be considered less than significant.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a scenic highway?

Less than Significant Impact. There are no officially designated scenic highways near the project area. The closest County-designated scenic roadway is Old River Road (from CR 117 to the City of West Sacramento), which is located approximately 8.5 miles east of the project site as the crow flies. As identified in (a), above, the proposal includes construction of a 100-foot wireless tower with adjoining ground lease area on an industrial-zoned property occupied with truck storage and wood recycling. Photo simulations prepared for the proposal reveal little aesthetic interference in the vicinity of the project site, particularly since industrial buildings near the site offer some visual screening from the adjacent residential neighborhood. The proposed changes to the industrial-zoned property will not substantially damage scenic resources. Impacts are expected to be less than significant.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Less than Significant Impact. See discussion in (b), above. The project proposes the installation of a 100-foot wireless tower facility on an industrial-zoned property in use as truck storage and wood recycling, and surrounding by similar industrial-type uses. The project will

occupy a small isolated corner of the approximately eight-acre parcel; this isolated project site is currently vacant and undeveloped. The wireless communication facility will be developed east of and clear of the 60-foot wide easement reserved for a future road extension of Mariposa Avenue.

The approximately eight-acre property is bound by agricultural uses to the north, industrial uses and Kentucky Avenue to the south, vacant industrial property to the east, and industrial uses to the west, which is characteristic of uses within the project vicinity. The residential areas to the south that are located within the City limits of Woodland, are approximately 650 feet south of the project site, and more or less screened by industrial buildings along the north side of Kentucky. The project is not expected to degrade the existing aesthetic character of the site and its surroundings, and moreover limits the aesthetic intrusion into the residential area, but still allows for increased coverage to local residents and businesses. The project will be screened from views from certain vantage points due to existing industrial uses along Kentucky Avenue, in addition to the above ground telephone lines and other high wires that line the roadway. One small tree is expected to be removed for project construction. Impacts would be considered less than significant.

d) Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?

No Impact. The proposal will not introduce new sources of temporary or permanent lighting to the project area. Impacts from new light sources will be negligible.

II.	AGRICULTURE AND FOREST RESOURCES.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
In determining whether impacts on 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. 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:				
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b.	Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?	☐	☐	☐	☒
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)?	☐	☐	☐	☒
d.	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e.	Involve other changes in the existing environment that, 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?	☐	☐	☒	☐

DISCUSSION

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The proposed wireless facility project would occupy approximately 900-square feet of an eight-acre industrial zoned parcel in use as truck storage and wood recycling. The actual project site, which is separated from the rest of the property, is undeveloped and vacant.

Soils within the project site are identified as Brentwood silty clay loam, 0 to 2 percent slopes. The Brentwood soils are identified as well-drained, excellent, Class I soils by the U.S. Soil Conservation Service *Soil Survey of Yolo County*. The project site is designated as "Urban and Built-Up Lands" on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Urban and Built-Up Land is a designation given to land that is occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial,

construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.

The project will not convert any land that is identified as "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance" for construction of the project.

b) Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?

No Impact. The proposed project is located on I-H (Heavy Industrial) zoned property that is adjacent to the City of Woodland. The property and surrounding areas, with the exception of property to the north, are not in agricultural use. The project site is not under a Williamson Act contract; the adjacent northern agricultural parcel is also not under Williamson Act contract. The project will not conflict with any agricultural use or Williamson Act contracted land.

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)?; *and*

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The proposed wireless tower facility project would not conflict with existing zoning for, or cause rezoning of, or result in the loss or conversion of forest or timberland.

e) Involve other changes in the existing environment that, 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?

Less than Significant Impact. As identified in (a), above, the project site has been shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency as "Urban and Built-Up Land." The surrounding area has similarly been mapped. The agricultural area directly to the north has been identified as "Prime Farmland." The project site is located approximately 760 feet south of the agricultural parcel and will not result in conversion of any farmland to a non-agricultural use. Impacts to agricultural resources would be considered less than significant.

III.	AIR QUALITY.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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:					
a.	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is a nonattainment area for an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d.	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e.	Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Thresholds of Significance:

The project site is within the Yolo-Solano Air Quality Management District (YSAQMD), and the Sacramento Valley Air Basin regulates air quality conditions within Yolo County. Yolo County is classified as a non-attainment area for several air pollutants, including ozone (O_3) and particulate matter 10 microns or less in diameter (PM_{10}) for both federal and state standards, the partial non-attainment of the federal particulate matter 2.5 ($PM_{2.5}$), and is classified as a moderate maintenance area for carbon monoxide (CO) by the state.

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

For the evaluation of project-related air quality impacts, the YSAQMD recommends the use of the following thresholds of significance:

- Long-term Emissions of Criteria Air Pollutants (ROG, NO_X, and PM_{10})—The criteria air pollutants of primary concern include ozone-precursor pollutants (ROG and NO_X) and PM_{10}. Significance thresholds have been developed for project-generated emissions of reactive organic gases (ROG), nitrogen oxides (NO_X), and particulate matter of 10 microns or less (PM_{10}). Because $PM_{2.5}$ is a subset of $PM_{10,}$ a separate significance threshold has not be established for $PM_{2.5}$. Operational impacts associated with the proposed project would be considered significant if project-generated emissions would exceed YSAQMD-recommended significance thresholds, as identified below:

Table AQ-1 YSAQMD-Recommended Quantitative Thresholds of Significance for Criteria Air Pollutants	
Pollutant	**Threshold**
Reactive Organic Gases (ROG)	10 tons/year (approx. 55 lbs/day)
Oxides of Nitrogen (NO_X)	10 tons/year (approx. 55 lbs/day)
Particulate Matter (PM_{10})	80 lbs/day
Carbon Monoxide (CO)	Violation of State ambient air quality standard
Source: Handbook for Assessing and Mitigating Air Quality impacts (YSAQMD, 2007)	

- Emissions of Criteria Air Pollutants (ROG, NO_X, and PM_{10})—Construction impacts associated with the proposed project would be considered significant if project-generated emissions would exceed YSAQMD-recommended significance thresholds, as identified in Table AQ-1, and recommended control measures are not incorporated.

- Conflict with or Obstruct Implementation of Applicable Air Quality Plan— Projects resulting in the development of a new land use or a change in planned land use designation may result in a significant increase in vehicle miles traveled (VMT). Substantial increases in VMT, as well as, the installation of new area sources of emissions, may result in significant increases of criteria air pollutants that may conflict with the emissions inventories contained in regional air quality control plans. For this reason and given the region's non-attainment status for ozone and PM_{10}, project-generated emissions of ozone precursor pollutants (i.e., ROG and NO_x) or PM_{10} that would exceed the YSAQMD's recommended project-level significance thresholds, would also be considered to potentially conflict with or obstruct implementation of regional air quality attainment plans.

- Local Mobile-Source CO Concentrations—Local mobile source impacts associated with the proposed project would be considered significant if the project contributes to CO concentrations at receptor locations in excess of the CAAQS (i.e., 9.0 ppm for 8 hours or 20 ppm for 1 hour).

- Toxic Air Contaminants. Exposure to toxic air contaminants (TAC) would be considered significant if the probability of contracting cancer for the Maximally Exposed Individual (i.e., maximum individual risk) would exceed 10 in 1 million or would result in a Hazard Index greater than 1.

- Odors. Odor impacts associated with the proposed project would be considered significant if the project has the potential to frequently expose members of the public to objectionable odors.

DISCUSSION

a) Conflict with or obstruct implementation of the applicable air quality plan?

No Impact. The wireless tower facility 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 Yolo County 2030 Countywide General Plan.

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

Less than Significant Impact. The Yolo-Solano Region is a non-attainment area for state particulate matter (PM_{10}) and ozone standards, the federal ozone standard, and the partial non-attainment of the federal particulate matter 2.5 ($PM_{2.5}$). Installation of the wireless communication facility would not contribute significantly to air quality impacts, but could generate significant amounts of PM_{10} and $PM_{2.5,}$ during brief grading and construction activities to develop the project site. Construction activities are expected to last up to six weeks with up to two truck trips per day, and will include use of a drill rig, backhoe, and a manlift. To address the potential for short-term impacts related to grading and construction activities, standard dust and emissions control measures which are recommended by the Yolo Solano Air Quality Management District will be attached as Conditions of Approval to the Use Permit, and include the following best environmental practices:

To reduce tailpipe emissions from diesel-powered construction equipment, all applicable and feasible measures would be implemented, such as:

- Maximizing the use of diesel construction equipment that meet CARB's 2010 or newer certification standard for off-road heavy-duty diesel engines;
- Using emission control devices at least as effective as the original factory-installed equipment;
- Substituting gasoline-powered for diesel-powered equipment when feasible;
- Ensuring that all construction equipment is properly tuned and maintained prior to and for the duration of onsite operation; and
- Using Tier 4 engines in all construction equipment, if available; if Tier 4 engines are not available, then Tier 3 engines shall be used.

To reduce construction fugitive dust emissions, the following dust control measures would be implemented:

- Water all active construction sites at least twice daily in dry conditions, with the frequency of watering based on the type of operation, soil, and wind exposure;
- Effectively stabilize dust emissions by using water or other approved substances on all disturbed areas, including storage piles, which are not being actively utilized for construction purposes;
- Prohibit all grading activities during periods of high wind (over 20 miles per hour);
- Limit onsite vehicle speeds on unpaved roads to 15 miles per hour;
- Cover all trucks hauling dirt, sand, or loose materials;
- Cover inactive storage piles;
- Post a publicly visible sign with the telephone number and person to contact regarding dust complaints; and
- Limit the area under construction at any one time

Impacts to air quality will be less than significant.

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)?

Less than Significant Impact. Development projects are considered cumulatively significant by the YSAQMD 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 PM_{10} and $PM_{2.5}$) of the project are greater than the emissions anticipated for the site if developed under the existing land use designation. The project is a wireless tower facility that will include installation of a 100-foot high wireless tower facility that is contained within a 900-square foot ground lease equipment area. The project would not result in significant projected emissions. Large wireless telecommunications facilities are conditionally permitted uses in the industrial zones.

The project is proposed to be constructed in approximately six weeks, at the most. Equipment used to develop the site will include a drill rig, backhoe, and a manlift, and a couple of pickup trucks. Temporary project construction emissions could contribute to levels that exceed State ambient air quality standards on a cumulative basis, contributing to existing nonattainment conditions, when considered along with other construction projects. However, the project is located in an industrial area that largely supports ongoing industrial activities, including trucking operations. Construction of the project is short-term and is only expected to add up to two additional truck trips per day to develop the site.

By implementing the above Conditions of Approval identified in (b), potential for construction-related emissions for the proposed project would result in less than significant levels. Short-term air quality impacts would be generated by truck trips during construction activities.

Long-term mobile source emissions from the wireless tower facility would also not exceed thresholds established by the Yolo-Solano Air Quality Management District Handbook (2007) and would not be cumulatively considerable for any non-attainment pollutant from the project. The unmanned facility may require occasional maintenance activity up to one time per month, at most. The proposed project would not create a cumulatively considerable net increase of any criteria pollutants.

d) Expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact. The proposed project is located in the industrial area of northwestern Woodland, adjacent to the City limits, including a residential area on the south side of Kentucky Avenue. “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. The closest residences are located approximately 620 feet south of the project site. Existing industrial operations at the project site include trucking and wood recycling operations, with similar industrial uses located adjacent to the project site along the north side of Kentucky Avenue.

The project could have the potential to expose nearby sensitive receptors to minimal pollutant concentrations from short-term construction activities. However, dust will be controlled through effective management practices, such as water spraying during construction activity. Thus, short term air quality impacts due to construction activities to implement the project would not have an adverse impact on homes in the area and the proposed project will not expose sensitive receptors to pollutant concentrations in excess of standards.

Long-term impacts would be from an occasional maintenance vehicle, approximately one time per month, at the most, to inspect the facility.

Construction activities to develop the facility will be required to control dust through effective management practices, as noted in c), above.

Air quality impacts to sensitive and other nearby receptors are expected to be less than significant.

e) Create objectionable odors affecting a substantial number of people?

No Impact. The proposed wireless tower facility will not generate objectionable odors.

IV.	BIOLOGICAL RESOURCES.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b.	Have a substantial adverse effect on any riparian habitat or other 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?	☐	☐	☒	☐
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
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?	☐	☐	☐	☒

BIOLOGICAL SETTING

The project site occurs within an industrial landscape dominated by truck storage, wood recycling, and other trucking/industrial operations occurring along the north side of Kentucky Avenue and within the project vicinity. Natural habitats are scarce in the immediate area due to long-standing industrial/urbanized uses. However, some potential for foraging habitat does occur within the vicinity of the approximately 1,000-square foot project site, which is currently undeveloped, as addressed below.

DISCUSSION

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Less Than Significant with Mitigation Incorporated. The site of the proposed wireless tower facility is located in a relatively flat, predominantly industrial area of the unincorporated area of northwestern Woodland, immediately adjacent to the City limits. The property is separated by

Kentucky Avenue from the City's nearby residential area south of Kentucky. A majority of the approximately eight-acre industrial-zoned property is used for truck storage and wood recycling, with the exception of the approximately 1,000-square foot project site location which is isolated to the southeast corner of the property. The industrial property is adjacent to other industrial parcels that are used for similar purposes, with the exception of the adjoining northern parcel, which is in agricultural use (orchards). The 100-foot tall tower will be contained within a 900-square foot ground lease area that will be located east of and clear of a 60-foot wide easement that has been reserved for a future extension of Mariposa Street. The remainder of the industrial-zoned property lies to the west of the Mariposa Street extension.

The proposal includes installation of a monopole that will include six 8-foot wireless antennas and six RRU receivers at the 99-foot elevation. An additional six 8-foot antennas and RRU receivers will be added in the future, with reserved space for County and emergency communications, as well as collocation opportunities for additional carriers. A 200-square foot concrete slab will be placed within the ground lease area to contain Verizon's outdoor equipment cabinets, with additional ground lease space for future carriers.

According to the Yolo Habitat Conservancy (YHC), there is one documented Swainson's hawk nest site a little over one mile away from the project site. The Yolo Habitat Conservancy's habitat modeling has also identified 0.06 acres of Swainson's hawk foraging habitat, 0.12 acres of Swainson's hawk nesting habitat, 0.06 acres of tricolored blackbird foraging habitat (but no nesting habitat), 0.12 acres of white-tailed kite habitat, and 0.06 acres of secondary foraging habitat for white-tailed kite near the vicinity of the project.

The Swainson's hawk (*Buteo swainsoni*) is identified as a federal species of concern and listed on the State Endangered Species Act as "threatened." The Swainson's hawk (*Buteo swainsoni*) is a medium-sized raptor associated with generally flat, open landscapes. In the Central Valley it nests in mature native and nonnative trees and forages in grassland and agricultural habitats. Although a state-threatened species, the Swainson's hawk is relatively common in Yolo County due to the availability of nest trees and the agricultural crop patterns that are compatible with Swainson's hawk foraging. Numerous nest sites have been documented in Yolo County, but relatively few in the far western portion of the valley (Estep 2008). Potential impacts to the Swainson's hawk are addressed below.

The white-tailed kite (*Elanus leucurus*) is a highly specialized and distinctively-marked raptor associated with open grassland and seasonal wetland landscapes. It typically nests in riparian forests, woodlands, woodlots, and occasionally in isolated trees, primarily willow, valley oak, cottonwood, and walnut) and some nonnative trees. It forages in grassland, seasonal wetland, and agricultural lands, but is more limited in its use of cultivated habitats compared with the Swainson's hawk. As a result, the species occurs throughout most of Yolo County, but in low breeding densities (Dunk 1995, Erichsen 1995, Estep 2008). There are no white-tailed kite nests on or in the vicinity of the project, although there is some suitable foraging habitat, as described above.

The tricolored blackbird (*Agelaius tricolor*) is a California species of special concern. Although currently designated as a state species of special concern, the legal status of the tricolored blackbird has recently been under review by the CDFW and the USFWS. The species was emergency listed as endangered under the state endangered species act in December 2014, which expired in December 2015. The species is currently under review for a permanent state listing. The species is also currently under review by the USFWS following a 90-day finding that formal federal listing may be warranted.

The tricolored blackbird nests in colonies from several dozen to several thousand breeding pairs. Tricolored blackbirds have not been reported at the project site. However, as indicated above, according to data submitted by the Yolo Habitat Conservancy the project vicinity supports up to 0.06-acre of foraging habitat for the tricolored blackbird. Although foraging habitat may be

available at the site, there is no nesting habitat within one mile of the project site. Thus it is difficult to determine if tricolored blackbirds actually forage at the site. The primary concern for the tricolored blackbird is the potential for human activity disturbances to occur near their breeding colonies. However, there are no project elements that could potentially affect the species since construction of the project will not impact any breeding habitat. Thus, staff has concluded that potential impacts to the tricolored blackbird from construction activities would be less than significant due to the lack of breeding habitat at or near the project site.

The project will remove approximately 1,000-square feet of undeveloped, vacant property, and convert the area to a 900-square foot wireless facility with a 100-foot tall tower. The remaining property will stay in industrial uses. As previously discussed, the potential for suitable nesting habitat for the Swainson's hawk occurs near the project site and in the vacant and undeveloped portions of the property that are east and directly north of the site not currently in industrial use. Suitable foraging habitat is also available, although it is generally lacking in the area due to significant urban uses along Kentucky Avenue and the orchards on the northern property. Though the potential for suitable foraging habitat at the project site is relatively small, the County requires projects that would impact Swainson's hawk foraging habitat to mitigate for such loss in accordance with General Plan Policy CO-2.42. As identified below, the project will be conditioned to require Swainson's hawk foraging habitat mitigation.

Mitigation Measure BIO-1

Prior to issuance of any grading or building permits, the applicant will be required to mitigate for the permanent loss of Swainson's hawk foraging habitat, which may be satisfied by payment of an in-lieu fee, the purchase of credits from an approved mitigation bank or mitigation receiving site, dedication of conservation easements either onsite or offsite, or other arrangements satisfactory to the County that ensure permanent 1:1 conservation of high-quality foraging habitat for the Swainson's hawk.

Due to the availability of nesting raptor habitat, the project will also be required to conduct pre-construction surveys to ensure that any nesting raptors within one-quarter mile of the project site will not be disturbed by construction activities during the breeding season.

Mitigation Measure BIO-2

If construction occurs during the breeding season (March 1 – August 15), the project applicant shall conduct Swainson's hawk and raptor pre-construction surveys within 15 days prior to initiating construction. A qualified biologist shall conduct the surveys and the surveys shall be submitted to Yolo County Planning, Public Works and Environmental Services Department for review. The survey area shall include all potential Swainson's hawk and raptor nesting sites located within ¼ 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 other raptor 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 California Department of Fish and Wildlife 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 CDFW that the young have fledged and are feeding on their own, or the nest is no longer in active use.

Significance After Mitigation

Implementation of MM BIO-1 and MM BIIO-2 adequately address the loss of suitable foraging and/or nesting habitat, for this species and other foraging/nesting raptors. With mitigation, impacts would be considered less than significant.

b) Have a substantial adverse effect on any riparian habitat or other 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?; *and*

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. The project is not located within proximity to any riparian habitat or other sensitive natural community, and will not have an adverse effect on federally protected wetlands.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact. The project is located on a parcel where the majority of the land is in use for trucking operations, truck storage, and wood recycling. The property is surrounded by other industrial uses, and is immediately adjacent to the City of Woodland, including a residential urbanized area. There is very little habitat value at the property site, with the exception of a minimal amount of raptor foraging habitat, as described by the Yolo Habitat Conservancy (see discussion in (a), above). The project will not interfere with the movement of any wildlife species nor impede a wildlife nursery site.

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

Less than Significant Impact. See discussion in (b)(c), above, that includes mitigation in accordance with General Plan policies to mitigate for the loss of Swainson's hawk foraging habitat. The proposed project would not conflict with any other local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The County does not have any other conservation ordinances, except for a voluntary oak tree preservation ordinance that seeks to minimize damage and require replacement when oak groves are affected by development. As mentioned elsewhere in this Initial Study, the project site is located on an industrial-zoned parcel that is surrounded by other industrial uses and adjacent to the City of Woodland. One small tree will be removed to accommodate the project; however, the existing mature oak trees at the site will remain. Impacts to biological resources will be less than significant.

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?

No Impact. The Yolo Habitat Conservancy, a Joint Powers Agency composed of the County, the cities, and other entities, is in the process of preparing a Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP) for Yolo County. The NCCP/HCP will focus on protecting habitat of terrestrial (land, non-fish) species. Through implementation of the project's mitigation measures, conflicts with the developing NCCP/HCP are not anticipated, as potential impacts to raptor foraging and nesting habitat, including the Swainson's hawk.

V.	CULTURAL RESOURCES.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	☐	☐	☐	☒
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☐	☒	☐
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d.	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

No Impact. The project site is not recognized as an historical resource. The project will not cause an adverse change in the significance of an historical resource.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Less than Significant Impact. The majority of the project site is currently in use as truck storage and wood recycling, and surrounded by other industrial-type uses. The project site is within the aboriginal territories of the Yocha Dehe Wintun Nation which has a cultural interest and authority in the project area. In a letter dated September 8, 2016, the Yocha Dehe Cultural Resources Department indicated a concern that the project could impact undiscovered archaeological deposits and requested a site visit to evaluate cultural concerns. A site visit was conducted by Yocha Dehe's Cultural Resources monitors on October 7, 2016, who viewed the project site and discussed at length the construction process with Verizon representatives.

The primary concern for archaeological resource discovery appeared to be the depth of trenching that may occur for the underground utilities and installation of the monopole. Similarly, after an invitation for consultation was sent to those tribes requesting project notification in Yolo County, the United Auburn Indian Community also responded to request tribal monitoring during ground disturbing activities associated with the project.

Conservation policies in the Countywide General Plan require that projects avoid or mitigate to the maximum extent feasible the impacts of development on Native American archaeological and cultural resources. Therefore, a project Condition of Approval will require that prior to starting any ground disturbing activities, such as land clearing, grading, and trenching, the Yocha Dehe Wintun Nation and United Auburn Indian Community shall be notified and, in consultation with their designated monitors, the site shall be evaluated for cultural significance.

Additionally, a standard Condition of Approval shall require that if subsurface cultural resources are encountered during any project construction while tribal monitors are not present, construction shall be halted until a professional archaeologist can be consulted and the Yocha Dehe Wintun Nation and United Auburn Indian Community shall be notified, and, in consultation with their designated monitors, the site shall be evaluated for cultural significance and to determine proper disposition of any artifacts or culturally sensitive resources. Impacts to archaeological resources are expected to be less than significant.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. There are no paleontological resources known or suspected to occur on the project site.

d) Disturb any human remains, including those interred outside of formal cemeteries?

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 recommendation 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.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☐	☒
	1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				
	2. Strong seismic groundshaking?				
	3. Seismic-related ground failure, including liquefaction?				
	4. Landslides?				
b.	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
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 an on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	☒
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?	☐	☐	☒	☐
e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

GEOLOGICAL SETTING

According to the 2030 Countywide General Plan, the only fault in Yolo County that has been identified by the California Division of Mines and Geology (1997) to be subject to surface rupture (within an Alquist-Priolo Earthquake Fault Zone) is the Hunting Creek Fault, which is partly located in a sparsely inhabited area of the extreme northwest corner of the County. Most of the fault extends through Lake and Napa Counties. The other potentially active faults in the County are the Dunnigan Hills Fault, which extends west of I-5 between Dunnigan and northwest of Yolo, and the newly identified West Valley and East Valley Faults (Fault Activity Map of California, California Geological Survey, 2010), which are also not in the vicinity of the proposed project. These faults are not within an Alquist-Priolo Earthquake Fault Zone, and are therefore not subject to surface rupture.

DISCUSSION

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture or a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist

for the area or based on other substantial evidence of a known fault? (Refer to California Geological Survey Special Publication 42).

No Impact. The project is not located within an Alquist-Priolo Earthquake Special Study Zone. No landforms are known to be on the project site that would indicate the presence of active faults. Several earthquake fault zones are present within the County, and the above-identified faults are within regional proximity, albeit remote, of the project site. However, surface ground rupture along faults is generally limited to a linear zone a few yards wide. Because the project site is not located within an Alquist-Priolo Earthquake Special Study Zone, ground rupture that would expose people or structures at the facility to substantial adverse effects would not result in any significant impacts.

ii) Strong seismic ground shaking?

No Impact. Ground shaking occurs as a result of energy released during faulting, which could potentially result in the damage or collapse of buildings and other structures, depending on the magnitude of the earthquake, the location of the epicenter, and the character and duration of the ground motion. 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 brock affect seismic response. Although known active seismic sources are located within regional proximity to the project site, damage from seismically induced shaking during a major event should be no more severe in the project area than elsewhere in the region. Any proposed construction would be required to be built in accordance with Uniform Building Code requirements, and will be 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) Seismic-related ground failure, including liquefaction?

No Impact. Soil liquefaction occurs when ground shaking from an earthquake causes a sediment layer saturated with groundwater to lose strength and take on the characteristics of a fluid. Factors determining the liquefaction potential are the level and duration of seismic ground motions, the type and consistency of soils, and the depth to groundwater. Liquefaction poses a hazard to engineered structures, as the loss of soil strength can result in bearing capacity insufficient to support foundation loads. The project includes construction of a 100-foot tall monopole, as well as associated ground equipment, and is therefore required to comply with all applicable Uniform Building Code and County Improvement Standards requirements to ensure that risks from ground failure would not occur.

iv) Landslides?

No Impact. A landslide involves the downslope transport of soil, rock, and sometimes vegetative material *en masse*, primarily under the influence of gravity. Landslides occur when shear stress (primarily weight) exceeds shear strength of the soil/rock. The shear strength of the soil/rock may be reduced during high rainfall periods when materials become saturated. Landslides also may be induced by ground shaking from earthquakes.

The project site is flat and is in an area of low landslide susceptibility due to the slope class and material strength. Development of the project will be required to comply with all applicable Uniform Building Code and County Improvement Standards. Large landslides are unlikely to occur at the project site, particularly with enough force and

material to expose people or structures on the project site to potentially substantial adverse effects, including the risk of loss, injury, or death.

b) Result in substantial soil erosion or the loss of topsoil?

No Impact. The land surface at the project site is flat and will require minimal grading and trenching activities to accommodate the project. The project would not cause topsoil and substantial soil erosion or loss of topsoil to occur. Construction proposed by the project will be subject to a grading permit that requires implementation of best management practices to minimize any adverse effects, and a Storm Water Pollution Prevention Plan is required for disturbance of one acre or more. These existing requirements for erosion control, stability of building sites, and building code compliance would remain in effect for all phases of project implementation. The proposed wireless communications facility project would not result in any impacts related to erosion.

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?

No Impact. The project site is not located in an area of unstable geologic materials, and the project is not expected to significantly affect the stability of the underlying materials, which could potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. The project proposes to install a wireless communications facility that includes a 100-foot high tower, and would not subject people to landslides or liquefaction or other cyclic strength degradation during a seismic event. Landslides and lateral spreading occurrences in Yolo County are typically more prevalent in the Capay Valley along Cache Creek.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial risks to life or property?

Less than Significant Impact. The existence of substantial areas of expansive and/or corrosive soils has not been documented at the project site. The wireless communications facility project proposes a new 100-foot tall tower with associated ground equipment, and all construction to implement the project will be required to be built in accordance with Uniform Building Code requirements. A geotechnical report, along with soil samples, may be required as part of the building permit process. Risks to life and property from project development on expansive soils would be considered less than significant.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. The proposed wireless tower facility project will not be served by an onsite septic system.

VII.	GREENHOUSE GAS EMISSIONS/CLIMATE CHANGE.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Generate greenhouse gas emissions either directly or indirectly, that may have a significant impact on the environment.	☐	☐	☒	☐
b.	Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.	☐	☐	☐	☒
c.	Be affected by climate change impacts, e.g., sea level rise, increased wildfire dangers, diminishing snow pack and water supplies, etc.?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

The issue of combating climate change and reducing greenhouse gas emissions (GHG) has been the subject of state legislation (AB 32 and SB 375). The Governor's Office of Planning and Research has adopted changes to the California Environmental Quality Act (CEQA) Guidelines, and the environmental checklist which is used for Initial Studies such as this one. The changes to the checklist, which were approved in 2010, are incorporated above in the two questions related to a project's GHG impacts. A third question has been added by Yolo County to consider potential impacts related to climate change's effect on individual projects, such as sea level rise and increased wildfire dangers.

Yolo County has adopted General Plan policies and a Climate Action Plan (CAP) which addresses these issues. In order to demonstrate project-level compliance with CEQA relevant to GHG emissions and climate change impacts, applications for discretionary projects must demonstrate consistency with the General Plan and CAP. The adopted 2030 Yolo Countywide General Plan contains the following relevant policies and actions:

Policy CO-8.2: Use the development review process to achieve measurable reductions in greenhouse gas emissions.

Action CO-A117: Pursuant to the adopted Climate Action Plan (CAP), the County shall take all feasible measures to reduce its total carbon dioxide equivalent (CO2e) emissions within the unincorporated area (excluding those of other jurisdictions, e.g., UC-Davis, Yocha Dehe Wintun Nation, DQ University, school districts, special districts, reclamation districts, etc.), from 648,252 metric tons (MT) of CO2e in 2008 to 613,651 MT of CO2e by 2020. In addition, the County shall strive to further reduce total CO2e emissions within the unincorporated area to 447,965 MT by 2030. These reductions shall be achieved through the measures and actions provided for in the adopted CAP, including those measures that address the need to adapt to climate change. (Implements Policy CO-8.1)

Action CO-A118: Pursuant to and based on the CAP, the following thresholds shall be used for determining the significance of GHG emissions and climate change impacts associated with future projects:

> 1) Impacts associated with GHG emissions from projects that are consistent with the General Plan and otherwise exempt from CEQA are determined to be less than significant and further CEQA analysis for this area of impact is not required.

2) Impacts associated with GHG emissions from projects that are consistent with the General Plan, fall within the assumptions of the General Plan EIR, consistent with the CAP, and not exempt from CEQA are determined to be less than significant or mitigated to a less than significant level, and further CEQA analysis for this area of impact is generally not required.

To be determined consistent with the CAP, a project must demonstrate that it is included in the growth projections upon which the CAP modeling is based, and that it incorporates applicable strategies and measures from the CAP as binding and enforceable components of the project.

3) Impacts associated with GHG emissions from projects that are not consistent with the General Plan, do not fall within the assumptions of the General Plan EIR, and/or are not consistent with the CAP, and are subject to CEQA review are rebuttably presumed to be significant and further CEQA analysis is required. The applicant must demonstrate to the County's satisfaction how the project will achieve its fair share of the established targets including:

- Use of alternative design components and/or operational protocols to achieve the required GHG reductions; and

- Use of real, additional, permanent, verifiable and enforceable offsets to achieve required GHG reductions. To the greatest feasible extent, offsets shall be: locally based, project relevant, and consistent with other long term goals of the County.

The project must also be able to demonstrate that it would not substantially interfere with implementation of CAP strategies, measures, or actions. (Implements Policy CO-8.5)

DISCUSSION

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

Less than Significant Impact. The proposed wireless tower facility project is consistent with the Countywide General Plan as it contains conditionally permitted uses within the industrial zoning districts, which implements policies in the General Plan. The project could create GHG emissions due to vehicle trips generated during construction of the project, including approximately two truck trips per day during six weeks of construction activity. However, project development will be short-term; emissions would be of a temporary nature and thus are not expected to have a significant permanent impact.

Long-term GHG impacts from the anticipated wireless tower facility would be caused by occasional maintenance, but would not produce daily traffic. The proposed project is not considered to have an individually significant or cumulatively considerable impact on global climate change.

b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

No Impact. The proposed wireless tower facility project would not conflict with any applicable plan, policy or regulation adopted to reduce GHG emissions, including the numerous policies of the adopted 2030 Yolo Countywide General Plan and Climate Action Plan. Policies in the

General Plan encourage expanded coverage and enhanced quality for communication technology, such as high-speed wireless internet access.

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

No Impact. The project is not located in an area of risk for fire or sea level rise. No impacts are expected due to climate change.

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

DISCUSSION

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? *and*

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?

Less than Significant Impact. Construction of the proposed project could require the transport, storage, use, handling and disposal of different types of hazardous substances including fuel, oil, lubricants, and solvents. Operation of the project itself, however, would not include significant storage or handling of hazardous materials, and does not include use of a backup diesel generator or batteries. The transport, use, and disposal of any construction materials related to hazardous materials will be stored and handled in accordance with all applicable federal, state,

and local requirements, including Yolo County Environmental Health Division regulations, which require submittal of a Hazardous Materials/Waste Application Package (Business Plan), as applicable.

Additionally, the project will be required to comply with the Federal Communications Commission (FCC) guidelines to limit public exposure to radio frequency electromagnetic fields. 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). Hazardous impacts to the public or environment would be considered less than significant.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less than Significant Impact. The project site is not located within one-quarter mile of an existing or proposed school, but is within one-half mile of Woodland High School and Freeman Elementary School. See discussion in (a), (b), above, that addresses adherence to Environmental Health regulations and compliance with FCC guidelines for limiting public exposure to radio frequency electromagnetic fields. Operation of the project does not include a backup generator or storage of a fuel tank. The transport, use, and disposal of any construction or operation related hazardous materials will be stored and handled in accordance with all applicable federal, state, and local requirements, including any applicable Yolo County Environmental Health Division regulations, as described above. Hazardous impacts to the public or environment would be considered less than significant.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. The project will not be located on a site that has been included on a list of hazardous materials sites.

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?

No Impact. The project site is not located within an airport land use plan, is not within the vicinity of a public airport, and would not result in a safety hazard for people residing or working in the project area. There would be no safety hazard related to public airports that would endanger people residing or working in the project area.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact. There are several agricultural and private landing strips for airplanes located throughout the County, although the project site is not located within the immediate vicinity of a private airstrip. There would be no safety hazard related to private airstrips that would endanger people residing or working in the project area.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. The location of the wireless tower facility would not affect any adopted emergency response plan or emergency evacuation plan. The project site is located in an industrialized area of the County that is immediately adjacent to the City of Woodland who maintains Kentucky Avenue. The project site is easily accessed from the roadway.

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?

No Impact. The project site is not located in a designated Fire Hazard Severity Zone, and is furthermore located in an urbanized area of unincorporated Yolo County that is immediately adjacent to the City of Woodland.

IX.	HYDROLOGY AND WATER QUALITY.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, resulting in 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 that would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on-site or off-site?	☐	☐	☒	☐
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-site or off-site?	☐	☐	☒	☐
e.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f.	Otherwise substantially degrade water quality?	☐	☐	☐	☒
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?	☐	☐	☐	☒
h.	Place within a 100-year flood hazard area structures that would impede or redirect floodflows?	☐	☐	☐	☒
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?	☐	☐	☒	☐
j.	Contribute to inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

DISCUSSION

a) Violate any water quality standards or waste discharge requirements?

No Impact. The project proposes construction of a wireless tower project that will be an unstaffed facility. Water quality standards and waste discharge requirements will not be violated.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?

No Impact. The project proposes to develop a wireless tower facility on vacant industrial property. No wells are proposed. The proposed project will not affect any nearby or onsite wells and would not deplete groundwater supplies or otherwise interfere with groundwater recharge.

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 on- or off-site erosion or siltation? *and*

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 on- or off-site flooding?

Less than Significant Impact. The proposed wireless tower facility is located in an industrial area on level ground. Development of the project includes construction of a 900-square foot lease area that will include a 100-foot tall monopole and associated ground equipment. Additional improvements to the eight-acre property include trenching for utilities. Total acreage of the project footprint is approximately 1,000 square feet.

The project is not expected to substantially alter the existing drainage pattern of the project site, due to the relatively small project footprint. The project includes approximately 900 square feet of new building area, which will not significantly modify any drainage patterns or change absorption rates, or the rate and amount of surface runoff.

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?; *and*

f) Otherwise substantially degrade water quality?

Less than Significant Impact. See discussion in (c) and (d), above. The proposed wireless tower facility project is not expected to cause additional runoff. Impacts to water quality are expected to be less than significant.

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?

No Impact. The project is not located within a 100-year flood plain (Flood Zone A) as mapped by FEMA (Federal Emergency Management Agency).

h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?

No Impact. The project is not located within a 100-year flood plain.

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?

Less than Significant Impact. See discussion in (h), above. The project site is located in a dam inundation zone, but is not immediately adjacent to a levee or dam, nor is the property in a natural floodplain. In the unlikely event the dams along the Sacramento River or Yolo Bypass fail, it is possible the City of Woodland and adjacent unincorporated area would be inundated with flood waters. However, the wireless tower will be an unstaffed facility and therefore the project would not expose people to significant risk. Policies in the 2030 Countywide General Plan, designed to protect the public and reduce damage to property from flood hazards, require adherence to requirements of State law and the County Flood Protection Ordinance in order to

protect people, structures, and personal property from unreasonable risk from flooding and flood hazards. Impacts to structures would be less than significant.

j) Result in inundation by seiche, tsunami, or mudflow?

No Impact. The project is not located in an area that could potentially pose a seiche or tsunami hazard and is not located near any physical or geologic features that would produce a mudflow hazard.

X.	LAND USE AND PLANNING.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Physically divide an established community?	☐	☐	☐	☒
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☒	☐

DISCUSSION

a) Physically divide an established community?

No Impact. The proposed project is located adjacent to the City of Woodland within the unincorporated area of the County, but is within an urbanized area of northwestern Woodland. The property is surrounded by other industrial uses and would not divide an established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. The proposed project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The project site is designated Industrial (I) in the Yolo County 2030 Countywide General Plan.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

Less than Significant Impact. The County does not have an adopted Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP), although a draft plan is now being prepared by the Yolo County Habitat/Natural Community Conservation Plan Joint Powers Agency (the Yolo Habitat Conservancy (YHC)). In accordance with this draft plan, this Initial Study addresses measures to reduce impacts to special status species that have been identified by YHC as possibly occurring at the project site due to the potential for the site to support habitat. See discussion in Section IV (Biological Resources).

XI.	MINERAL RESOURCES.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

DISCUSSION

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?; *and*

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?

No Impact. The project area is not located within any identified area of significant aggregate deposits, as classified by the State Department of Mines and Geology. Most aggregate resources in Yolo County are located along Cache Creek in the Esparto-Woodland area.

XII.	NOISE.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:					
a.	Exposure of persons to or generation of noise levels in excess of standards established in a local general plan or noise ordinance, or in other applicable local, state, or federal standards?	☐	☐	☒	☐
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

Yolo County has not adopted a noise ordinance which sets specific noise levels for different zoning districts or for different land uses in the unincorporated area. Instead, the County relies on the State of California Department of Health Services' recommended Community Noise Exposure standards, which are set forth in the State's General Plan Guidelines (2003). These standards are included in the Yolo County 2030 Countywide General Plan and used to provide guidance for new development projects. The recommended standards provide acceptable ranges of decibel (dB) levels. The noise levels are in the context of Community Noise Equivalent Level (CNEL) measurements, which reflect an averaged noise level over a 24-hour or annual period. The Countywide General Plan identifies up to 75 dB CNEL as an acceptable exterior noise environment for industrial land uses and up to 60 dB CNEL for residential land uses.

DISCUSSION

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?

Less than Significant Impact. The project site is surrounded by industrial land uses and is adjacent to an agricultural parcel to the north, as well as a residential area to the south that is within the City limits of Woodland. As indicated above, the State noise guidelines define up to 75 dB CNEL for outdoor noise levels in industrial areas as an acceptable level, measured at the property line. The ambient noise levels in the project vicinity are a result of trucking operations, industrial machinery, and traffic along Kentucky Avenue.

Construction of the project would generate temporary noise due to the use of construction equipment. The nearest residences are approximately 600 feet south (on the south side of Kentucky Avenue) of the project site. It is expected that the short duration of construction activities would be audible during daytime hours in the vicinity of the nearest residences. Construction of the facility is anticipated to last for up to six weeks. General construction activities would be limited to ten hours on weekdays, from 7:00 a.m. to 6:00 p.m., which is commensurate with nearby industrial operational hours.

The 2030 Yolo Countywide General Plan Final Environmental Impact Report (FEIR) (Yolo County, 2009) notes that typical construction noise ranges between 80 to 88 dBA at 50 feet generated by tractors, front loaders, trucks, and dozers. Temporary noise associated with construction activities would be similar to existing noise associated with truck hauling, and other vehicles on Kentucky Avenue. Existing industrial noise sources at the project site include typical trucking and storage activities such as loading and unloading.

The noisiest typical construction equipment is pile drivers, which may measure 93 dBA at 50 feet. Depending on the engineering of the soils, the wireless tower facility may require pile driving to anchor the pad, so noise levels in this upper range may be generated during construction (see discussion in Section (b), below). The proposed grading and construction of the wireless tower facility are not expected to generate noise levels at the boundaries of the property that will significantly impact the nearest neighbors, since the residences are located far enough away from the noisiest construction activities. Noise levels diminish or attenuate as distance from the noise source increases, based on an inverse square rule. Noise from a single piece of construction equipment attenuates at a rate of 6dB for each doubling of distance.

The proposed project is located in an industrial area and there are no sensitive receptors in the immediate vicinity. However, there is a residential subdivision on the south side of Kentucky Avenue; residential areas are considered sensitive receptors. Long-term noise sources from operation of the wireless tower facility will come from vehicle trips associated with occasional maintenance not more than one time per month, as necessary. Otherwise, the facility will be unstaffed, and there is no proposed standby generator. With the proposed location of the facility at least 600 feet away from the closest residences, the nearest noise-sensitive receptors would not be exposed to noise levels exceeding 60 dB. Noise impacts from equipment operations, such as internal cooling fans contained within the ground level equipment cabinets, would be considered less than significant.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant Impact. Groundborne vibration levels may be measured similar to noise in vibration decibels (VdB). The 2030 Yolo Countywide General Plan FEIR notes that typical construction vibration levels range from 58 VdB at 25 feet for a small bulldozer and up to 112 VdB for a pile driver. As noted above, the wireless tower facility may require pile driving to anchor the pad, so vibration levels in this upper range may be generated during construction. However, construction activities are not expected to generate vibration levels at the boundaries of the property that will significantly impact the nearest neighbors, since the residences are located far enough away from the construction activities.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Less than Significant Impact.

See (a) and (b), above. The unstaffed wireless tower facility will not create a substantial permanent increase in ambient noise levels in the project vicinity, which are largely generated by

existing industrial uses. The residential areas to the south are bisected by Kentucky Avenue and are shielded by the project site from industrial buildings and mature trees. Noise generated by cooling units contained within the equipment cabinets will not be detected by sensitive receptors and will not significantly change the ambient noise levels. Impacts will be less than significant.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less than Significant Impact. See discussion in (c), above. Construction noise associated with development of the project will occur for approximately six weeks, with up to two truck trips per day. Temporary construction activities could result in substantial increases in ambient noise levels but would be attenuated at the property boundaries to acceptable levels. These temporary construction activities are expected to generate similar levels of noise as existing industrial uses on the property and elsewhere in the vicinity.

Operational noise levels of the wireless tower facility would not be adverse to the nearest residences. The nearest residences are located approximately 600 feet away to the south. Since sound attenuates as it leaves the source, it is unlikely that the closest residents will be experiencing noise sources, i.e., cooling units contained within the equipment cabinets, at substantial levels. Impacts from periodic increases in ambient noise levels are expected to be less than significant.

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?; *and*

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?

No Impact. The proposed project site is not located within an airport land use plan. Implementation of the proposed project would not expose individuals to excessive noise levels associated with any nearby airstrip's aircraft operations.

XIII.	POPULATION AND HOUSING.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☐	☒
b.	Displace a substantial number of existing housing units, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c.	Displace a substantial number of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

DISCUSSION

a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?;

b) Displace a substantial number of existing housing units, necessitating the construction of replacement housing elsewhere?; *and*

c) Displace a substantial number of people, necessitating the construction of replacement housing elsewhere?

No Impact. The proposed project will not result in an increase in population growth and would not displace any existing housing or current residents that would necessitate the construction of housing elsewhere.

XIV.	PUBLIC SERVICES.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:					
a.	Fire protection?	☐	☐	☒	☐
b.	Police protection?	☐	☐	☒	☐
c.	Schools?	☐	☐	☐	☒
d.	Parks?	☐	☐	☐	☒
e.	Other public facilities?	☐	☐	☐	☒

DISCUSSION

a) Fire protection?

Less than Significant Impact. The Woodland Fire Department, located approximately 1.5 miles (as the crow flies) southeast of the project site, provides fire protection services to the property and surrounding environs. Implementation of the proposed project could increase the risk for fire, and thus, the demand for fire protection services. Implementation of construction standards that meet current building and fire codes will ensure that impacts to fire protection services will be less than significant.

b) Police Protection?

Less than Significant Impact. Implementation of the project may increase the need for law enforcement at the project site but would not result in the construction of new or modified facilities in order to maintain adequate service levels. Impacts will be less than significant.

c) Schools?;
d) Parks?; *and*
e) Other public facilities?

No Impact. The proposed wireless tower facility will not result in the demand for any new housing and would not generate any additional demand for schools, parks, or other public facilities such as libraries, hospitals, satellite County offices, etc. Prior to issuance of building permits at the project site, any applicable impact fees will be collected.

XV.	RECREATION.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b.	Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☒

DISCUSSION

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?; *and*

b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

No Impact. The proposed project would not require the construction of additional recreational facilities nor substantially increase the use of existing recreational facilities.

XVI.	TRANSPORTATION/TRAFFIC.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e.	Result in inadequate emergency access?	☐	☐	☐	☒
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

The roadway network within unincorporated Yolo County consists primarily of two lane roads that are designed to serve small farming communities and agricultural uses. Thus, policies in the 2030 Countywide General Plan encourage inter-and intra-regional traffic to use State and federal interstates and highways, since the primary role of county roads is to serve local and agricultural traffic. The project site is located immediately adjacent to the City of Woodland, in the unincorporated area of northwestern Woodland, and is accessed off Kentucky Avenue. Kentucky Avenue is a City-maintained roadway, and is designated as a minor arterial in the 2002 City of Woodland General Plan. Minor arterials are defined as interconnecting with and augmenting the principal arterial system, while providing a somewhat lower level of travel mobility due to less stringent access limitations (City of Woodland, 2002). Kentucky Avenue is also designated as a truck route by the City's General Plan.

DISCUSSION

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to

intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?; *and*

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?

Less than Significant Impact. The proposed wireless tower facility project will require no more than two truck trips per day for a six-week construction period to prepare the site for the project. Access to the unstaffed wireless tower facility would be provided off Kentucky Avenue and a future extension of Mariposa Street, which includes a 60-foot wide easement. This future extension of Mariposa Street runs through the approximately eight-acre property in a north-south direction. The project site is located east of and clear of the 60-foot wide easement, and is separate from the rest of the industrial property. The number of trips generated during the construction period would not be expected to be substantial in relation to existing traffic loads, and would not exceed any levels of service standards of nearby roads or intersections.

Operation of the wireless tower facility will not generate any daily traffic, but may include up to one site visit per month for maintenance or repair purposes. Any additional traffic from employees monitoring/maintaining the project site would be negligible and impacts are expected to be less than significant.

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?

Less than Significant Impact. The project site is not located within the vicinity of a public airport or private airstrip. The proposed project does not include any uses that would adversely affect air traffic patterns, and the project will be required to comply with any FAA requirements for safety lighting, if applicable. However, according to the applicant, there are no requirements for safety lighting for the proposed 100-foot tall tower. Impacts on air traffic patterns are anticipated to be less than significant.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The site is accessed from Kentucky Avenue, which is a paved city roadway. No changes to the road system are proposed. Trucks and construction equipment will be utilized during the construction period; however, such uses are standard on Kentucky Avenue, which is a designated truck route. There will be no increase in hazards due to a design feature or incompatible uses.

e) Result in inadequate emergency access?

No Impact. The project would not result in inadequate emergency access. The site is accessed from a 60-foot wide easement (future extension of Mariposa Street) running through the property, via Kentucky Avenue. The 1,000-square foot project site does not propose any development other than the telecommunications facility and related infrastructure. Furthermore, the project site is separated from the rest of the property which is used for truck parking and storage and wood recycling. Parking and turn-around access is available onsite.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

No Impact. The project would not result in any permanent features that would affect or alter existing public transit, bicycle, or pedestrian facilities nor interfere with the construction of any planned facilities.

XVII.	UTILITIES AND SERVICE SYSTEMS.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c.	Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed?	☐	☐	☐	☒
e.	Result in a determination by the wastewater treatment provider that 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?	☐	☐	☐	☒
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g.	Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

DISCUSSION

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

No Impact. The project is an unstaffed wireless tower facility that will not rely on wastewater treatment and therefore will not exceed wastewater treatment requirements.

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?

No Impact. The proposed wireless tower facility project does not require water and/or wastewater services and would not result in the construction of new water and wastewater treatment facilities.

c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No Impact. The proposed construction of the wireless tower facility would not significantly change the overall site drainage patterns, as there will be minimal net increase in runoff from the site due to the small project footprint (1,000-square feet) and overall drainage capacity of the eight-acre property. The proposed project does not require or result in the construction of new storm water drainage facilities.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed?

No Impact. The proposed project is an unstaffed wireless tower facility that does not require a water supply.

e) Result in a determination by the wastewater treatment provider that 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?

No Impact. The project site is not served by a wastewater treatment facility, nor does the proposed project require wastewater treatment.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?; *and*

g) Comply with federal, state, and local statutes and regulations related to solid waste?

No Impact. The existing Yolo County Central Landfill can adequately accommodate the solid waste generation by construction of the proposed wireless tower facility. The project would not impact the disposal capacity of the landfill, and the applicant would be required to comply with all solid waste regulations as implemented and enforced by Yolo County.

XVIII.	MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially 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?	☐	☐	☒	☐
b.	Does the project have impacts that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☒	☐
c.	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

DISCUSSION

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially 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?

Less than Significant Impact. Based on the analysis provided in this Initial Study and the Conditions of Approval required for project implementation, including the mitigation measures addressed in Section IV, the project would not degrade the quality of the environment. As discussed in Section IV, Biological Resources, of this Initial Study, the proposed project could potentially impact a small amount of available raptor foraging habitat for the Swainson's hawk, white tailed kite, and tri-colored blackbird, as well as nesting habitat for the Swainson's hawk. There is no nesting habitat for the tri-colored blackbird at the site. Mitigation Measures proposed as part of the project would reduce impacts to biological resources to less than significant levels so that the habitat and/or range of any special status plants or animals are not endangered. Additionally, the project will be required to comply with proposed mitigation that regulates construction activity during raptor nesting season, if any nearby nests are identified. No important examples of major periods of California history or prehistory in California were identified. Adopted Conditions of Approval will require that the Yocha Dehe Wintun Nation and United Auburn Indian Community are notified prior to ground disturbing activities, and that surveys be performed if any previously undiscovered cultural resources are unearthed during ground disturbing activities, particularly trenching activities. Overall, impacts will be less than significant.

b) Does the project have impacts that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past

projects, the effects of other current projects, and the effects of probable future projects.)

No Impact. Based on the analysis provided in this Initial Study, the project would have no significant cumulative impacts.

c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

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 has been designed to locate away from nearby residences in order to alleviate aesthetic impacts. Thus, the project, as conditioned, would not have substantial adverse effects on human beings, either directly or indirectly. The project will be required to comply with all applicable FCC and FAA regulations, as well as the County's requirement to keep outdoor noise conditions at or below 60 dB in residential areas. Overall impacts from implementation of the project will be less than significant.

References

- Project description and application materials provided by applicant
- Project comments submitted by Responsible Agencies, 2016. *Agencies include: Yolo Habitat Conservancy*
- Yolo County, 2009. *Yolo County 2030 Countywide General Plan*, adopted November, 2009 and *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*, 2014, as amended