

**YOLO COUNTY  
DEPARTMENT OF COMMUNITY SERVICES**

**INITIAL STUDY / NEGATIVE DECLARATION  
ZONE FILE # 2018-0088**

**AT&T MANAS WIRELESS TOWER PROJECT  
USE PERMIT**

**MARCH, 2019**

**2019039036**

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## Initial Environmental Study

1. **Project Title:** Zone File #2018-0088 (Manas 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:**  
JD Trebec, Senior Planner  
(530) 666-8036  
[JD.Trebec@yolocounty.org](mailto:JD.Trebec@yolocounty.org)
4. **Project Location:** 26789 Highway 16, Esparto, CA 95627 (APN 049-170-012)
5. **Project Sponsor's Name and Address:**  
Jared Kearsley  
Epic Wireless / AT&T  
605 Coolidge Drive, Ste 100  
Folsom, CA 95630
6. **Land Owner's Name and Address:**  
Frederick and Alice Manas  
25838 CR 21A  
Esparto, CA 95627
7. **General Plan Designation(s):** Commercial Local (CL)
8. **Zoning:** Local Commercial (C-L)
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	Commercial	Local Commercial (C-L)	Commercial Local (CL)
North	Commercial	Local Commercial (C-L)	Commercial Local (CL)
South	Agricultural	Agricultural Intensive (A-N)	Agriculture (AG)
East	Commercial	General Commercial (C-G)	Commercial General (CG)
West	Agricultural	Agricultural Intensive (A-N)	Agriculture (AG)

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

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**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). Small wireless telecommunication facilities, with towers under 80 feet in height, constructed on parcels of less than 2 acres require a Major Use Permit.

**13. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?** 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 December 3, 2018, the Yocha Dehe Cultural Resources Department requested a site visit and consultation to evaluate cultural concerns. After a site visit conducted on February 6, 2019, the Tribe sent a letter dated February 7, 2019, requesting specific conditions included in the Use Permit's Conditions of Approval.

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## Project Description

Epic Wireless Group, on behalf of AT&T Wireless, is requesting a Use Permit to construct and operate a wireless tower facility in response to a substantial gap in wireless communication coverage in the unincorporated community of Esparto. The proposed project site is located at 26789 Highway 16 in the town of Esparto. The 1-acre portion of the Manas Property identified as APN: 049-170-12 is used as a fenced equipment yard with a shipping container and an open equipment barn. It is immediately south of a 0.97-acre portion (APN: 049-170-049) developed with the Manas Ranch Custom Meats business.

The proposed project, known as the Manas Wireless Tower, includes the construction and operation of a new 79.5-foot tall monopole wireless telecommunication facility with twelve (12) antennas, twenty-four (24) remote radio units, and four (4) surge protectors inside of a 40-foot by 45-foot lease area. The lease area would be enclosed by a six-foot tall chain link security fence and have two (2) hooded and downward directed security lights mounted at fence level. Ground equipment within the proposed lease area includes an 8' x 8' equipment shelter, a 20 kW emergency diesel generator with 92-gallon fuel storage tank, and other ancillary equipment. The facility would provide space for colocation by additional carriers, as well as for County and emergency communications, as per Section 8-2.1102(e)-(6)-(7) of the Yolo County Code.

Access to the proposed project site is from County Road 86A through a gate. The facility is approximately 25 feet from the road right-of-way. A proposed 15-foot non-exclusive access and utility easement runs approximately 115 feet to the lease area. Electrical power would come from an existing power pole with overhead lines on the eastern property boundary approximately 70 feet from the lease area. A proposed 6-foot wide utility easement runs from the existing pole to the lease area and northeast to an existing transformer.

The project property is designated Commercial Local (CL) in the 2030 Countywide General Plan and zoned for Local Commercial (C-L) uses. Wireless communication towers less than eighty feet tall require a Major Use Permit when proposed for C-L zoned parcels less than two acres in size.

A mix of zoning and development surrounds the proposed project parcel. Immediately to the north is the site of Manas Ranch Custom Meats on land zoned Local Commercial (C-L). The parcel encompassing areas south and west of the proposed project location is zoned Agricultural Intensive (A-N) and currently permitted for a farm stand. A Dollar General grocery store is located on property zoned General Commercial (C-G) across CR 86A on the east side. The closest neighboring residence is approximately 350 feet to the west.

The proposed project site is a level compacted area with an open equipment barn. The area is devoid of vegetation and gravel is scattered over portions of the lot. The 79.5-foot tall monopole would be visible from State Route 16 and County Road 86A as well as the southern part of the town of Esparto. The views for the area as shown in the photosimulations (Figure 4) include a grocery and meat market with other pole structures such as tall parking lights and radio antennae.

Prior to application submittal, AT&T conducted a search ring in the area around Esparto. AT&T Wireless looked at two alternative sites: an unused alarm tower at the fire station in the town center and an existing 160-foot Verizon tower 1.5 miles northwest located off Jensen Lane. An agreement could not be reached with the Fire Department and colocation at the Jensen Lane tower would reduce the service area by thirty percent compared to the preferred location. The proposed tower is designed to accommodate additional carriers so that it can provide service for other carriers seeking to serve the Esparto area.

Construction would take approximately three months and will include use of an excavator, crane, man-lift, and cement truck.

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 County staff on February 6, 2019. Although there are no identified cultural sites at the project site, the possibility for unearthing undiscovered resources during ground disturbing activities may exist. A Condition of Approval would require that construction monitoring be coordinated between AT&T representatives and members of the Cultural Resources Department prior to implementation of the project. In addition to coordinating with Yocha Dehe Wintun Nation, the County sent out an invitation for consultation to the Cortina Rancheria Band of Wintun Indians of California, Wilton Rancheria, United Auburn Indian Community of the Auburn Rancheria, Lone Band of Miwok Indians, and the Torres Martinez Desert Cahuilla Indians. Only the Yocha Dehe Wintun Nation responded to request tribal monitoring at the site during ground disturbing activities, which will be a Condition of Approval for the permit.

**Figure 1. Vicinity, Zoning, and Notification Map**

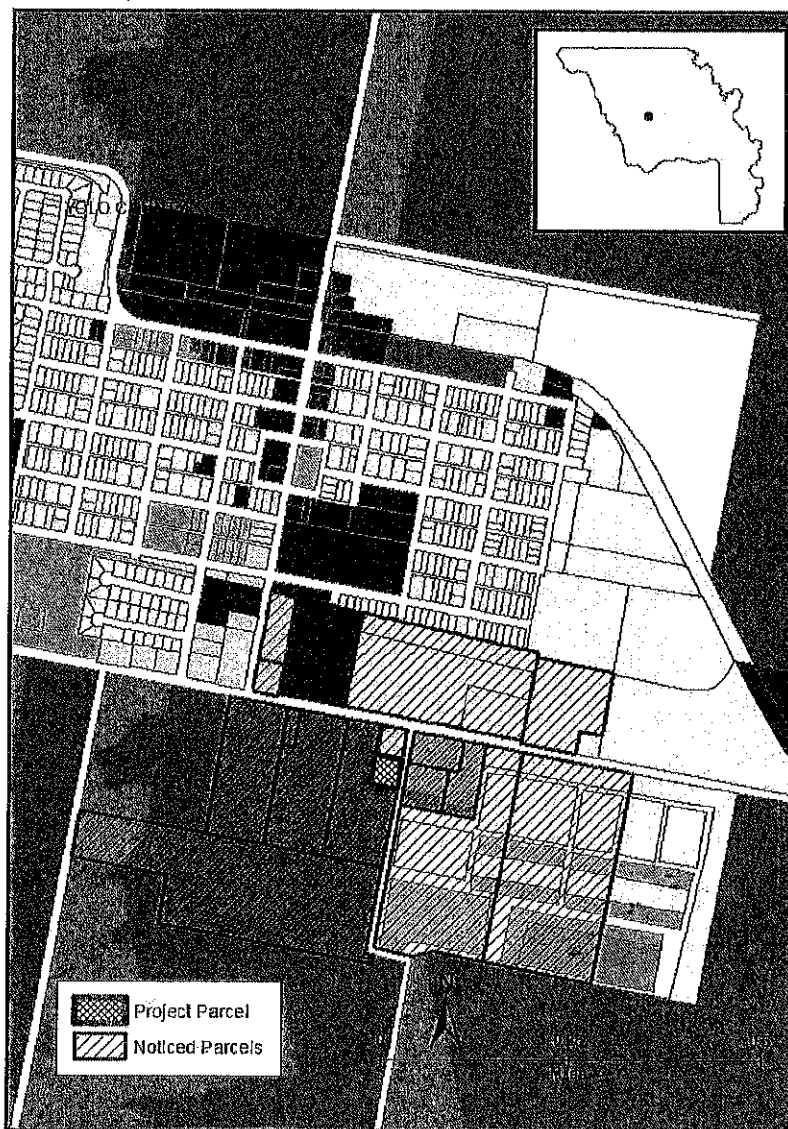


Figure 2. Aerial View of Project Site



Figure 3. Site Plan

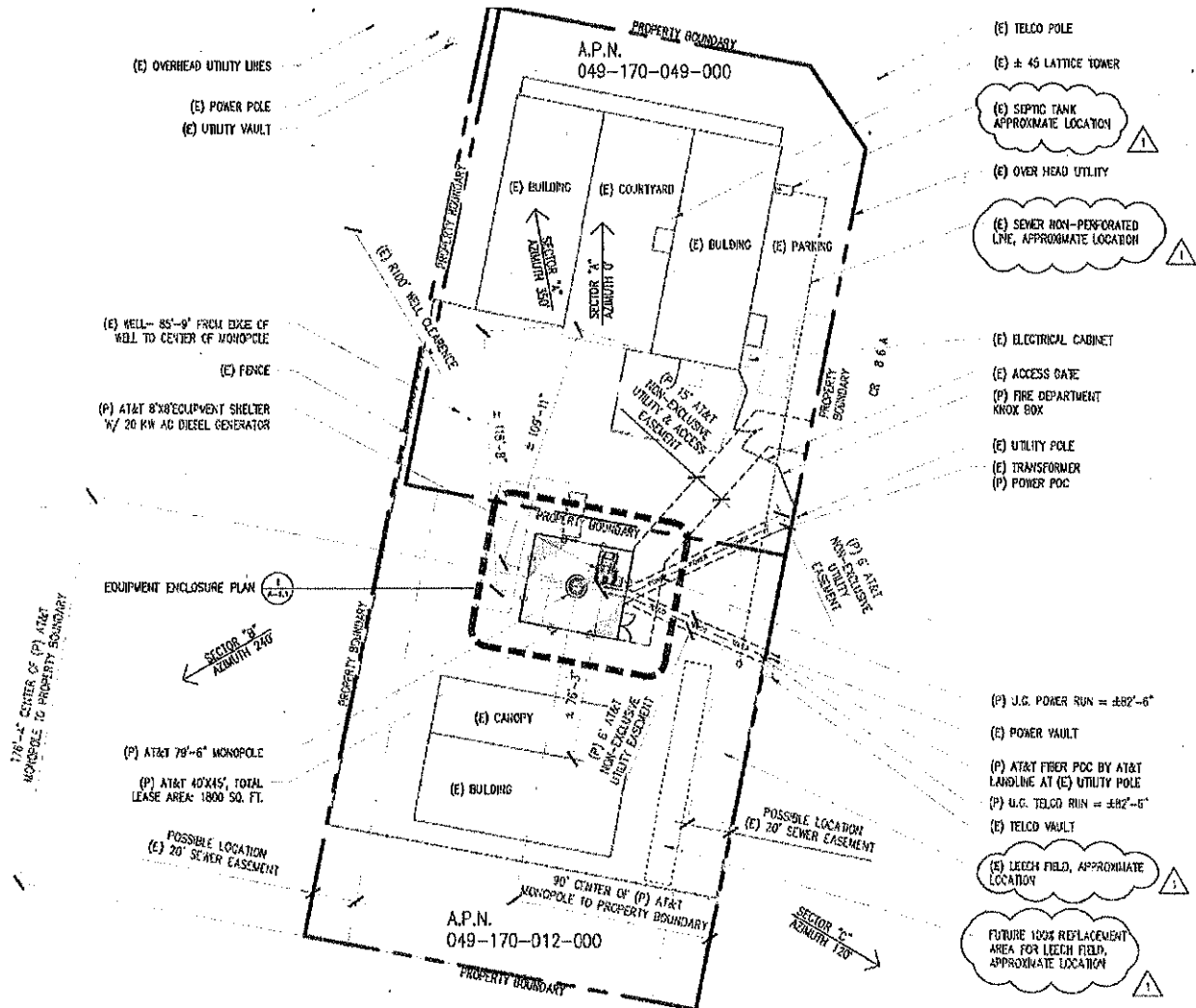
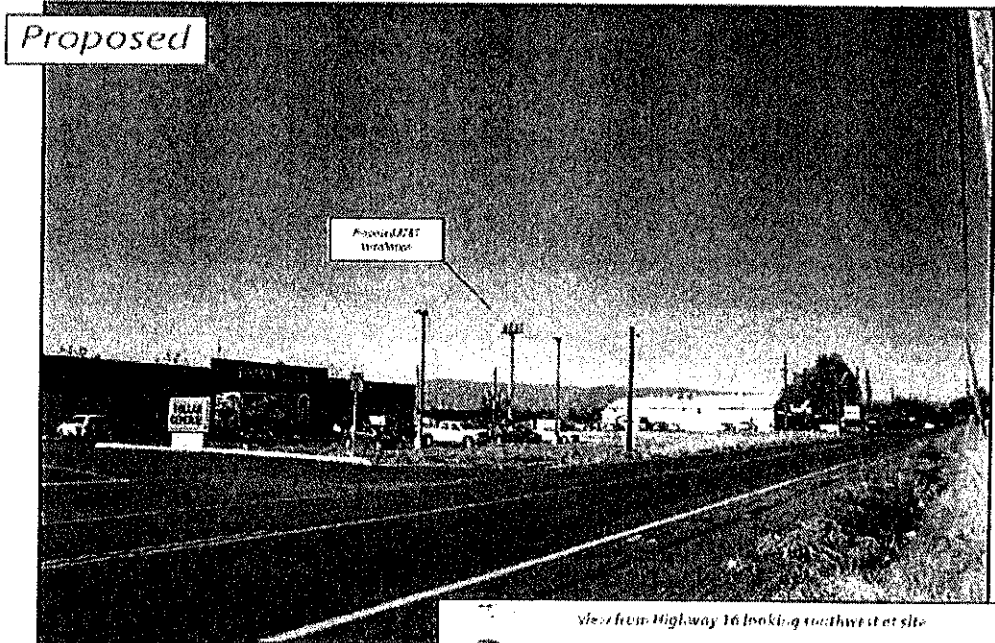
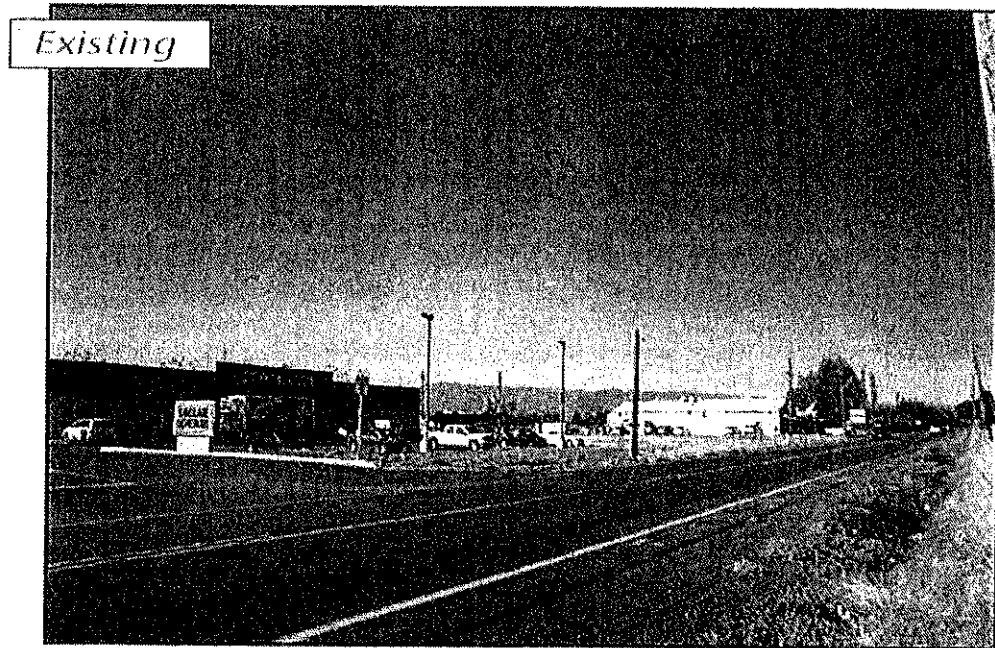


Figure 4. Photo Simulations



AT&T Wireless



AT&T Wireless

View from Highway 16 looking southwest at site

AT&T Wireless

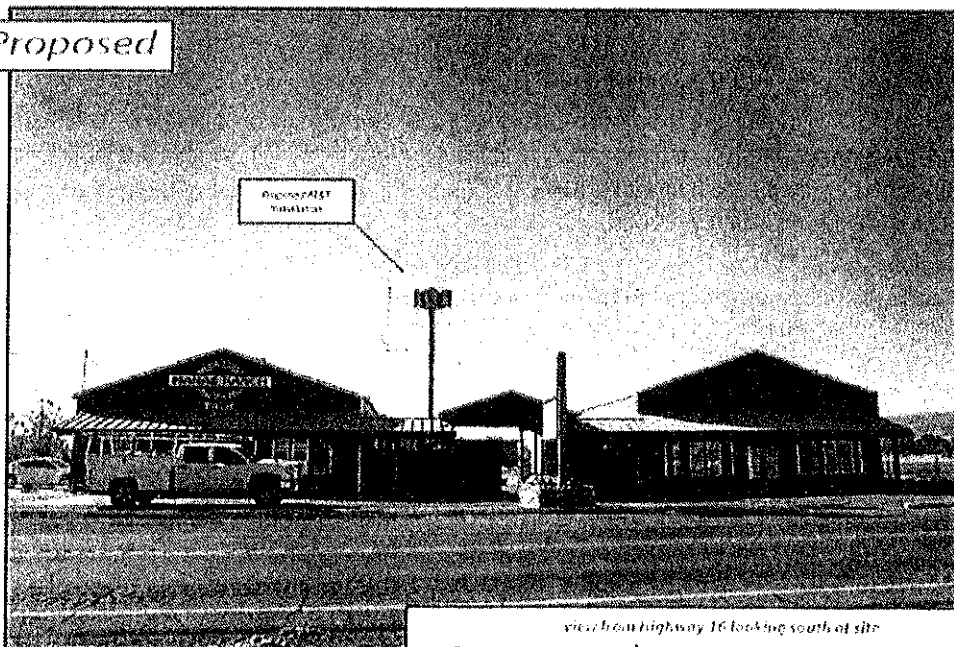
Photograph produced on 10/29/2018



*Existing*



*Proposed*



view from highway 16 looking south at site



AT&T Wireless

11000 S. Highway 16  
P.O. Box 1000  
Photoplan Produced on 10-27-2018

## Environmental Factors Potentially Affected

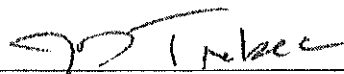
The environmental factors checked below could potentially be affected by this project, involving at least one impact that is a "Potentially Significant Impact" (before any proposed mitigation measures have been adopted or before any measures have been made or agreed to by the project proponent) as indicated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

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Aesthetics                  | <input type="checkbox"/> Agricultural and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources        | <input type="checkbox"/> Cultural Resources                  | <input type="checkbox"/> Energy                             |
| <input type="checkbox"/> Geology / Soils             | <input type="checkbox"/> Greenhouse Gas Emissions            | <input type="checkbox"/> Hazards & Hazardous Materials      |
| <input type="checkbox"/> Hydrology / Water Quality   | <input type="checkbox"/> Land Use / Planning                 | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Noise                       | <input type="checkbox"/> Population / Housing                | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Recreation                  | <input type="checkbox"/> Transportation                      | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire                            | <input type="checkbox"/> 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 all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
Planner's Signature

3/4/19  
Date

JD Trebec  
Planner's Printed name

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## 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. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact". The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level. (mitigation measures from "Earlier Analyses", as described in (5) below, may be cross-referenced.)
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D) of the California Government Code. In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, when appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

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8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
  9. The explanation of each issue should identify:
    - a. The significance criteria or threshold, if any, used to evaluate each question; and
    - b. The mitigation measure identified, if any, to reduce the impact to less than significance

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## 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 public. The public view from State Route 16 includes a view of the Blue Ridge Mountains to the west, but the County-designated scenic portion of the highway begins several miles farther west. The views for the area as shown in the photosimulations (Figure 4) include a grocery and meat market with tall pole lights and radio antennae. The proposed 79.5-foot cell tower would not be out of character for the area or have a significant impact on public views.

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

**No Impact.** There are no officially designated scenic highways near the project area. The closest County-designated scenic roadway is State Route 16 from Capay to the Colusa county line, which begins approximately 2.5 miles west. Therefore, the project would have no impact on any scenic highway.

### c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

**Less than Significant Impact.** See discussion in (a), above. Public views would occur from State Route 16, County Road 86A, and to a much lesser extent, areas in southern Esparto. The project proposes the installation of a 79.5-foot wireless tower facility at the southern end of the town of Esparto. The location of the tower and fenced equipment area is at a commercially developed intersection. Other tall structures in the immediate area include exceptionally tall pole lights in a neighboring parking area and two radio antennae. The proposed project is not out of character for existing facilities near the location and would not have a significant impact on the visual character

of the area. It is not in conflict with zoning or other regulations governing scenic quality. Any degradation of public views would be less than significant.

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

**Less than Significant Impact.** The proposal will have a pair of security lights, which will be screened and downward directed. The location is adjacent to other commercial parcels with existing parking and security lighting. Light impacts at night would be less than significant.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Involve other changes in the existing environment 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## 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.** Soils within the project site are identified as Tehama loam with up to 2 percent slopes (TaA). These soils are well-drained with very slow runoff and an erosion hazard described as none

to slight by the U.S. Soil Conservation Service *Soil Survey of Yolo County*. The project site is designated as "Urban and Built-Up Land" on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The cell tower facility would encompass an area of less than 2,000 square feet on a developed parcel and would not convert any agricultural land to non-agricultural use.

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

**Less than Significant Impact.** The proposed project is located on C-L (Local Commercial) zoned property at the south end of the town of Esparto. There is A-N (Agricultural Intensive) zoned land to the west and south. The adjacent agricultural parcel is not currently cultivated and is not under a Williamson Act contract. It has been permitted for a produce stand and will likely be used for mushroom and vegetable production within a greenhouse. The small footprint of the cell tower and its unobtrusive operation would not have a significant impact on agricultural use of the neighboring parcel.

**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 region consists of urban and agricultural land with no forest or timber resources. Therefore, 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 discussed above, there are no forest lands in the area. The project is 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 to the north and east is similarly identified though the parcel to the west and south is "Prime Agricultural" and zoned for intensive agriculture. Due to the small 1,800-square foot footprint of the project and low intensity use of the tower, 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 available, the significance criteria established by the applicable air quality management district 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

III.	AIR QUALITY.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d.	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 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<sub>3</sub>) and particulate matter 10 microns or less in diameter (PM<sub>10</sub>) for both federal and state standards, the partial non-attainment of the federal particulate matter 2.5 (PM<sub>2.5</sub>), 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:

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 <sub>x</sub> )	10 tons/year (approx. 55 lbs/day)
Particulate Matter (PM <sub>10</sub> )	80 lbs/day
Carbon Monoxide (CO)	Violation of State ambient air quality standard
<i>Source: Handbook for Assessing and Mitigating Air Quality impacts (YSAQMD, 2007)</i>	

- Long-term Emissions of Criteria Air Pollutants (ROG, NO<sub>x</sub>, and PM<sub>10</sub>)—The criteria air pollutants of primary concern include ozone-precursor pollutants (ROG and NO<sub>x</sub>) and PM<sub>10</sub>. Significance thresholds have been developed for project-generated emissions of reactive organic gases (ROG), nitrogen oxides (NO<sub>x</sub>), and particulate matter of 10 microns or less (PM<sub>10</sub>). Because PM<sub>2.5</sub> is a subset of PM<sub>10</sub>, a separate significance threshold has not been established for PM<sub>2.5</sub>. Operational impacts associated with the proposed project would be considered significant if project-generated emissions would exceed YSAQMD-recommended significance thresholds, as identified below:
- Emissions of Criteria Air Pollutants (ROG, NO<sub>x</sub>, and PM<sub>10</sub>)—Construction impacts associated with the proposed project would be considered significant if project-generated



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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<sub>10</sub>, project-generated emissions of ozone precursor pollutants (i.e., ROG and NO<sub>x</sub>) or PM<sub>10</sub> 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?

**Less than Significant Impact.** Regional air quality is regulated through 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.

The Yolo-Solano Region is a non-attainment area for state particulate matter (PM<sub>10</sub>) and ozone standards, the federal ozone standard, and the partial non-attainment of the federal particulate matter 2.5 (PM<sub>2.5</sub>). Installation of the wireless communication facility would not contribute significantly to air quality impacts, but could generate significant amounts of PM<sub>10</sub> and PM<sub>2.5</sub> during brief grading and construction activities to develop the project site. 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

By implementing Best Environmental Practices, conflicts with implementation of air quality plans will be less than significant.

**b) 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?**

**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<sub>10</sub> and PM<sub>2.5</sub>) 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 79.5-foot high wireless tower facility that is contained within an 1,800-square foot ground lease equipment area. The project would not result in significant projected emissions.

The project is proposed to be constructed in approximately three months though actual ground work would be a small portion of that time. Equipment used to develop the site will include an excavator, crane, a man-lift, and concrete truck. 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, 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 (a), 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 emergency back-up generator meets the Tier 4 standard for emissions. The unmanned facility may require occasional maintenance activity up to one time per month with testing of the generator. The proposed project would not create a cumulatively considerable net increase of any criteria pollutants.

**c) Expose sensitive receptors to substantial pollutant concentrations?**

**Less than Significant Impact.** "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 land uses that serve sensitive receptors such as schools, hospitals, parks, or residential communities.

The proposed project is located at the southern end of the town of Esparto in proximity to a park and aquatic center and a high school within a quarter mile. 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 and other required best management practices. Operational activities would include monthly testing of a Tier 4 diesel-powered emergency backup generator for very brief periods of approximately fifteen minutes. The short-term air quality impacts due to these construction and operational activities would not have impacts to sensitive and other nearby receptors are expected to be less than significant.

**d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

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

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
IV.	BIOLOGICAL RESOURCES.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV.	BIOLOGICAL RESOURCES.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c.	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Yolo County is a member of the Yolo Habitat Conservancy that oversees implementation of the Yolo Habitat Conservation Plan/Natural Communities Conservation Plan (Yolo HCP/NCCP), a comprehensive, county-wide plan to provide for the conservation of 12 sensitive species and the natural communities and agricultural land that support these species. The twelve species include the Palmate-bracted bird's beak, Valley elderberry longhorn beetle, California tiger salamander, Western pond turtle, Giant garter snake, Swainson's hawk, White-tailed kite, Western yellow-billed cuckoo, Western burrowing owl, Least Bell's vireo, Bank swallow, and Tricolored blackbird. The Yolo HCP/NCCP was developed in association with the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife to streamline mitigation requirements into one comprehensive program.

The project site occurs on a 1-acre parcel currently developed as an equipment yard with an open garage structure. Developed retail operations are north and east of the project. Agricultural land is east and south. There are no other natural communities, habitats, or unique features including wetlands, trees, shrubs, rock outcrops, streams, or other habitats or features on or in the immediate vicinity of the proposed site.

## 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?**

**No Impact.** The proposed project is located within a fenced equipment yard on a developed 1-acre parcel. The area is devoid of vegetation, partly surfaced with gravel, and used for equipment storage. Under the Yolo HCP/NCCP developed parcels less than 2 acres in size that do not occur near sensitive natural communities or habitats do not require coverage for mitigation. No sensitive natural communities or protected species have been identified at the site. The project also would not impact any habitats for protected species in the area, such as Swainson's Hawk. The proposed project also follows Avoidance and Minimization Measures (AMM) identified in the plan such as, the required conditions that weeds and invasive plants be controlled at the site, best

management practices to control dust are used during construction, lighting and noise standards are met, and the project will be within a confined, fenced area.

- 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.** As discussed in (a) above, the proposed project is located within an existing fenced equipment yard. Development of the small cell tower and equipment area would not alter movement or migratory patterns, breeding or foraging patterns, or affect the distribution or abundance of populations of any plant or wildlife species, including special-status species.

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

**No Impact.** 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. There are no oaks on the proposed project site.

- 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, has prepared a Natural Communities Conservation Plan/Habitat Conservation Plan which has been adopted by the County. Designed to meet the regulatory requirements of the federal Endangered Species Act (FESA) and the Natural Community Conservation Planning Act (NCCPA), the conservation strategy also streamlines compliance for covered activities with the California Environmental Quality Act (CEQA). As discussed in (a) above, the project is proposed for a developed 1-acre parcel and follows many avoidance and minimization measures identified in the Yolo HCP/NCCP.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<b>V. CULTURAL RESOURCES.</b>					
Would the project:					
a.	Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V.	CULTURAL RESOURCES.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a)	<b>Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?</b>				

**No Impact.** According to a California Historical Resources Information System (CHRIS) record search letter dated November 29, 2018 (NWIC File #: 18-1010), the project site has no recorded archaeological resources or historic buildings or structures. 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 project site is within the aboriginal territories of the Yocha Dehe Wintun Nation, which has a cultural interest and authority in the project area. The CHRIS record search letter mentioned in a) above notes a low to moderate potential for unrecorded Native American resources. In a letter dated December 3, 2018, 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 a Yocha Dehe's Cultural Resources monitor on February 6, 2019, who viewed the project site. In a letter received from the Tribe dated February 7, 2019, the Tribe requested cultural monitors be involved in development and ground disturbance, including backhoe trenching and excavations.

Impacts to archaeological resources are less than significant. Even though there is a low likelihood of a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5, a standard Condition of Approval shall require coordination with cultural monitors and 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 County 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.

**c) 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. Even though there is no evidence suggesting that the project will disturb human remains, the project will have a standard Condition of Approval required by the County that 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.	ENERGY	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Would the project:

- |    |   |                          |                          |                                     |                          |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. | Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. | Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- a) **Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

**Less than Significant Impact.** Construction of the cellular facility would require an excavator, crane, man-lift, and concrete truck. Operation would consist of electrical use for communications services and monthly personnel visits to test the emergency backup generator for a short non-load bearing run. Neither activity would result in significant wasteful, inefficient, or unnecessary energy use and impacts will be less than significant.

- b) **Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

**Less than Significant Impact.** The project consists of a cellular tower with standard power needs. It will have a diesel emergency backup generator, which will only be active for a very brief period on a monthly basis for testing or in case of an emergency where power is lost. This would not have a significant impact on State or local renewable energy or energy efficiency plans.

VII.	GEOLOGY AND SOILS.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Would the project:

- |      |   |                          |                          |                          |                                     |
|------|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a.   | Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i.   | Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii.  | Strong seismic groundshaking?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii. | Seismic-related ground failure, including liquefaction?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv.  | Landslides?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b.   | Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

VII.	GEOLOGY AND SOILS.	Potentially Significant Impact	Less than		
			Significant with Mitigation Incorporated	Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Directly or indirectly destroy a unique paleontological resource or site or geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## 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) **Directly or indirectly cause 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,



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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 79.5-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 minimal trenching and footing excavation and will be subject to implementation of best management practices to minimize any adverse effects. 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 79.5-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 direct or indirect 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 79.5-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.

- f) **Directly or indirectly destroy a unique paleontological resource or site or geologic feature?**

**No Impact.** There are no known paleontological resources or unique geological features at the project site.

VIII. 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## 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.

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Yolo County has adopted General Plan policies and a Climate Action Plan (CAP), which address 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 (CO<sub>2</sub>e) 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 CO<sub>2</sub>e in 2008 to 613,651 MT of CO<sub>2</sub>e by 2020. In addition, the County shall strive to further reduce total CO<sub>2</sub>e 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 Local Commercial 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, during three months 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 wireless tower facility would be caused by occasional maintenance, but would occur monthly and not produce daily traffic. A diesel emergency generator would typically be tested for several minutes each month. 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.

IX.	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IX.	HAZARDS AND HAZARDOUS MATERIALS.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
f.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## 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 would include the storage of 92 gallons of diesel fuel for a backup generator. The amount of fuel storage exceeds 55 gallons and will require a Hazardous Materials Business Plan and registration with the California Environmental Reporting System (CERS). Likewise, 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.

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 located within one-quarter mile of the Esparto High 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. 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 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 or excessive noise for people residing or working in the project area?

**No Impact.** The proposed 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) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

**No Impact.** The Yolo County Office of Emergency Services (OES) is the emergency management agency for Yolo County. OES coordinates the county government's response to disaster or other large-scale emergencies. The project site is located at the southern end of the town of Esparto on a developed lot. The location of the unstaffed wireless tower facility would not affect any adopted emergency response plan or emergency evacuation plan, but may make available space on the tower for future OES needs.

- g) 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 lies within the Esparto Fire Protection District. It is in an area of agricultural and urban development and would not be susceptible to wildland fire risks.

X.	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 or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X.	HYDROLOGY AND WATER QUALITY.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces in a manner that would: (i) result in substantial erosion or siltation on-site or off-site; (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site; (iii) 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; or (iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## DISCUSSION

- a) **Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?**

**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 decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

**No Impact.** The project proposes to develop a wireless tower facility on a developed commercial parcel. 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, or through the addition of impervious surfaces in a manner that would:**  
(i) result in substantial erosion or siltation on-site or off-site;  
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site;  
(iii) 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; or  
(iv) impede or redirect flood flows?

- d) **In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?**

**No Impact.** The Federal Emergency Management Agency (FEMA) has designated the parcel as zone X that is outside a 100-year flood plain. It 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.

**e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

**No Impact.** The project consists of a cellular communication facility that would not have water or wastewater needs or conflict with the sustainable groundwater management or water quality control plan.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
XI.	LAND USE AND PLANNING.				
Would the project:					
a.	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## DISCUSSION

**a) Physically divide an established community?**

**No Impact.** The proposed project is located at the southern edge of the town of Esparto. Areas to the south are designated for agricultural land use. The project would not divide an established community.

**b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation 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 Commercial Local in the Yolo County 2030 Countywide General Plan and is zoned Local Commercial (C-L). Small wireless telecommunications towers are permitted in Commercial zones under two acres with a Major Use Permit.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
XII.	MINERAL RESOURCES.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



XII.	MINERAL RESOURCES.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## DISCUSSION

- 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 State Department of Mines and Geology maps area of significant aggregate deposits. Areas along Cache Creek have been identified as containing important aggregate deposits for use in Portland cement concrete. Much of the town of Esparto lies within an area mapped as Mineral Resource Zone 1- areas where adequate information indicates that no significant deposits are present, or where it is judged that there is little likelihood for their presence. The location of the proposed project, however, is outside the mapped area. The proposed cell tower facility would not result in loss of availability of important mineral resources.

XIII.	NOISE.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:					
a.	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## 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 70 dB CNEL as an acceptable exterior noise environment for commercial land uses and up to 75 dB CNEL for agricultural land uses.

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## DISCUSSION

- a) **Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in a local general plan or noise ordinance, or in other applicable local, state, or federal standards?**

**Less than Significant Impact.** The project site is located at the southern limit of the Community Growth Boundary for Esparto and is adjacent to an agricultural land to the south and west. As indicated above, the State noise guidelines define up to 70 dB CNEL for outdoor noise levels in commercial areas as an acceptable level, measured at the property line. The ambient noise levels in the project vicinity may be slightly elevated due to proximity with State Route 16 and agricultural areas that allow normally acceptable noise of up to 75 dB CNEL.

Construction of the project would generate temporary noise due to the use of construction equipment. The nearest residence is approximately 350 feet west (on the south side of SR 16) 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 residence. A standard Condition of Approval would limit construction activities to between 7:00 am to 6:00 pm. Construction of the facility is anticipated to occur intermittently over three months.

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 State Route 16. 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, which include parcels adjacent to the highway or agricultural land use which has a higher allowed noise level. Noise levels diminish or attenuate as distance from the noise source increases, based on an inverse square rule. Noise from construction equipment would be temporary in nature.

Operational noise would be limited to testing or running of the emergency backup generator. Testing would occur monthly for a matter of minutes. The proposed SD030 Diesel Generator operates at 67 decibels during normal routine testing. It operates at 69.8 decibels at full load during an emergency. Given the rate of noise decay at approximately 6 dB for each doubling of distance, it is calculated that generator noise would be less than 60 dB at any property line, which would not be a significant source of noise from operation of the project. Therefore, impacts to ambient noise will be less than significant due to the Condition of Approval limiting construction activities to regular day hours and the limited operational noise from the project that falls below County maximums.

- b) **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 for a loaded truck or large bulldozer are 87 VdB at 25 feet. Human perception of groundborne vibrations typically starts at approximately 70 VdB for indoor observers. Groundborne vibration is almost never annoying to people who are outdoors. Any groundborne vibration impacts would be attenuated below levels of perception before reaching the nearest residence 350 feet away and, as noted above, construction activities would be short term and temporary.

- c) **For a project located within the vicinity of a private airstrip or 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?

**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.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
XIV.	POPULATION AND HOUSING.				
Would the project:					
a.	Induce substantial unplanned 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Displace a substantial number of existing people or housing units, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### DISCUSSION

- a) Induce substantial unplanned 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)?; and
- b) Displace a substantial number of existing people or housing units, 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.

XV.	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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## DISCUSSION

### a) Fire protection?

**Less than Significant Impact.** The Esparto Fire Department, located approximately 0.25 miles from 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 and required monitoring of fuel stored onsite will ensure that impacts to fire protection services will be less than significant. Additionally, any applicable impact fees will be collected prior to issuance of a building permit.

### 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. Prior to issuance of building permits at the project site, any applicable impact fees will be collected ensuring that impacts will be less than significant.

### c) Schools?;

### d) Parks?; and

### e) Other public facilities?

**No Impact.** The proposed unstaffed 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.

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		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
XVI.	RECREATION.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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## 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 is an unattended communications tower facility that would not require the construction of additional recreational facilities nor substantially increase the use of existing recreational facilities.

XVII. TRANSPORTATION.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a.	Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## 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 town of Esparto, in the unincorporated County, and is accessed off CR 86A approximately 250 feet south of the intersection of State Route 16.

CEQA Section 15064.3 contains guidelines directing that transportation impacts of projects are, in general, best measured by evaluating the project's vehicle miles traveled. Methodologies for evaluating such impacts are already in use for most land use projects, as well as many transit and active transportation projects. Methods for evaluating vehicle miles traveled for roadway capacity projects continue to evolve, however, and so these Guidelines recognize a lead agency's discretion to analyze such projects, provided such analysis is consistent with CEQA and applicable planning requirements.

## DISCUSSION

- a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian 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.

- b) **Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?**

**Less than Significant Impact.** The criteria for analyzing transportation impacts for projects under section 15064.3 (b) relies on modeling vehicle miles travelled by either quantitative or qualitative methods. In the case of the proposed unattended wireless tower facility, the facility will require no more than two truck trips per day for the three-month construction period to prepare the site for the project and after construction, will not generate any daily traffic, but may include up to one site visit per month for maintenance or repair purposes. This would be a negligible increase to the regional per capita levels of vehicle miles travel and a less than significant impact.

- c) **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 CR 86A, which is a paved county roadway. No changes to the road system are proposed. Trucks and construction equipment will be utilized during the construction period; however, use by tractors for farms are not uncommon on County roads. There will be no increase in hazards due to a design feature or incompatible uses.

- d) **Result in inadequate emergency access?**

**No Impact.** The project would not result in inadequate emergency access. The site is accessed from a 15-foot wide easement accessed from CR 86A. The 1,800-square foot project site does not propose any development other than the telecommunications facility and related infrastructure. Parking and turn-around access is available onsite.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XVIII. TRIBAL CULTURAL RESOURCES</b>					
Would the project:					
a.	Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				
	ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				

- a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

**Less than Significant.** 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. The CHRIS record search indicated a low to moderate potential for unrecorded Native American resources. In a letter dated December 3, 2018, the Yocha Dehe Cultural Resources Department stated 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 a Yocha Dehe's Cultural Resources monitor on February 6, 2019, who viewed the project site. The primary concern for archaeological resource discovery appeared to be the depth of trenching that might occur for the underground utilities and installation of the monopole. In a letter received from the Tribe dated February 7, 2019, the Tribe highly recommended cultural monitors be involved prior and during any ground disturbance, including backhoe trenching and excavations, which will be included in the required Conditions of Approval for the project.

Even though there are no significant resources identified, 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 County 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.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XIX. UTILITIES AND SERVICE SYSTEMS.</b>					
Would the project:					
a.	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIX.	UTILITIES AND SERVICE SYSTEMS.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c.	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### DISCUSSION

- a) **Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities the construction or relocation of which could cause significant environmental effects?**

**No Impact.** The proposed project would create a new wireless tower facility to better serve the existing community of Esparto. It would connect to existing electric power and telecommunications utilities. The project would not require water, wastewater, or natural gas -services and would not cause significant environmental effects.

- b) **Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?**
- c) **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 proposed project is an unstaffed wireless tower facility that does not require a water supply.

- d) **Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? and**
- e) **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.



XX.	WILDFIRE	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a.	Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a) Substantially impair an adopted emergency response plan or emergency evacuation plan?**

**No Impact.** The Yolo County Office of Emergency Services (OES) is the emergency management agency for Yolo County. OES coordinates the county government's response to disaster or other large-scale emergencies. The project site is located at the southern end of the town of Esparto on a developed lot. The location of the unstaffed wireless tower facility would not affect any adopted emergency response plan or emergency evacuation plan.

**b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

**No Impact.** The project is located in a non-wilderness/non-urban area. The proposed site is level and developed with little vegetation.

**c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

**No Impact.** The project is located in an area designated with a non-wildland/non-urban fire hazard class. The proposed site is level and developed with little vegetation. The project would connect to electrical and telecommunications utilities adjacent to the site.

**d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

**No Impact.** The project is located in a non-wilderness/non-urban area. The proposed site is level and developed with little vegetation.

XVIV.	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 substantially 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Does the project have impacts that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## DISCUSSION

- 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, the project would not significantly degrade the quality of the environment. The proposed project is a small telecommunications tower located on a 1-acre parcel containing a developed equipment yard. No important examples of major periods of California history or prehistory in California were identified. 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. No potentially

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significant impacts were found for scenic or cultural resources, air quality, noise, public services, transportation, land use, or utilities among other concerns. Overall impacts from implementation of the project will have a less than significant directly or indirectly adverse effect on human beings.

#### **References**

- Project description and application materials provided by applicant
- Project comments submitted by Responsible Agencies, 2016. *Agencies include: Yolo Habitat Conservancy*
- Northwest Information Center, Nov 29, 2018. *CHRIS record search File: 18-1010.*
- 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
- Yolo Habitat Conservancy, 2018. *Yolo Habitat Conservation Plan/Natural Community Conservation Plan*. April 2018.

