



Mitigated Negative Declaration

Pursuant to Title 14, Division 6, Chapter 3, Article 6, Sections 15070 and 15071 of the California Code of Regulations and pursuant to the Procedures for Preparation and Processing of Environmental Documents adopted by the County of Sacramento pursuant to Sacramento County Ordinance No. SCC-116, the Environmental Coordinator of Sacramento County, State of California, does prepare, make, declare, publish, and cause to be filed with the County Clerk of Sacramento County, State of California, this Mitigated Negative Declaration re: The Project described as follows:

1. **Control Number:** PLNP2019-00124
2. **Title and Short Description of Project:** Oxbow Wireless Communication Facility
A **Use Permit Amendment** to allow an existing 82-foot tall monopole with six antennas and associated ground equipment to be used as a permanent cell facility on 25.1 acres in the AG-80 zone.
A **Design Review** to comply with the Countywide Design Guidelines.
3. **Assessor's Parcel Number:** 157-0090-087-0000
4. **Location of Project:** The project site is located at 15175 River Road, on the south side of River Road (Highway 160), approximately 3/4 mile west of the City of Isleton, in the Delta community.
5. **Project Applicant:** Sam Savig
6. Said project will not have a significant effect on the environment for the following reasons:
 - a. It will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
 - b. It will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
 - c. It will not have impacts, which are individually limited, but cumulatively considerable.
 - d. It will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.
7. As a result thereof, the preparation of an environmental impact report pursuant to the Environmental Quality Act (Division 13 of the Public Resources Code of the State of California) is not required.
8. The attached Initial Study has been prepared by the Sacramento Office of County Planning and Environmental Review in support of this Negative Declaration. Further information may be obtained by contacting the Office Planning and Environmental Review at 827 Seventh Street, Room 225, Sacramento, California, 95814, or phone (916) 874-6141.

[Original Signature on File]

Tim Hawkins

Environmental Coordinator
County of Sacramento, State of California

COUNTY OF SACRAMENTO
OFFICE OF PLANNING AND ENVIRONMENTAL REVIEW
INITIAL STUDY

PROJECT INFORMATION

CONTROL NUMBER: PLNP2019-00124

NAME: Oxbow Wireless Communication Facility

LOCATION: The project site is located at 15175 River Road, on the south side of River Road (Highway 160), approximately 3/4 mile west of the City of Isleton, in the Delta community.

ASSESSOR'S PARCEL NUMBER: 157-0090-087-0000

OWNER: Delta Diamond Ventures LLC
15175 Highway 160 Road
Isleton, CA 95641
Attention: Robert Dron

APPLICANT: Sam Savig
8445 Sierra College Boulevard, Suite E
Roseville, CA 95661

PROJECT DESCRIPTION

1. A **Use Permit Amendment** to allow an existing 82-foot tall monopole with six antennas and associated ground equipment to be used as a permanent cell facility on 25.1 acres in the AG-80 zone.
2. A **Design Review** to comply with the Countywide Design Guidelines.

ENVIRONMENTAL SETTING

The site is known as the Delta Diamond Farm and includes a residence, a garage, two barns, and an events center. The project area abuts River Road (Highway 160) and the levee along the Sacramento River, while the actual property continues past the levee and includes an existing dock along the river. There are two entrances onto the site from River Road (Highway 160): a western main entrance with pillars and a black automatic gate, and an eastern secondary entrance which is also "gated", but with a yellow metal arm and padlock. These entrances are connected by a single continuous driveway, which extends in a "U" behind the events center area. The subject property

contains many large trees on the river-side of the levee, and some on the landward-side located either along River Road (Highway 160) or near the site's buildings. Many of these are native oak trees, though at least one non-native cork oak is also present. The agricultural-use portions of the site support a cherry orchard. See Plate IS-1 for an aerial photo of the project site and its vicinity.

The landward side of the levee is designated for agricultural use, with minimum parcel sizes of 80 acres (AG-80; the project parcel, like many in the Delta, was created prior to the zoning, which is why it does not conform to the 80-acre requirement). The river-side portion of the parcel is designated as the Delta Waterways combining land use zone (DW). The portion of the property zoned for agriculture also includes the "F", or flood designation, which indicates that the area lies within a floodplain, and some of the portion designated DW also includes the "R", or restricted designation, which indicates that the waterway has a navigation restriction (dock or other structure). See Plate IS-2 for the zoning map of the project site.

A decommissioned PG&E transmission tower with cellular antennas was recently removed from the subject property. The existing 82-foot tall monopole was initially built by Sprint as a temporary facility for cellular coverage and to provide emergency cell service within the project area. The monopole was built at the northwest corner of the property, near River Road (Highway 160) and the property's secondary entrance. The project applicant is requesting that the existing monopole be used as a permanent cell facility to replace the decommissioned PG&E transmission tower. Ground equipment from the transmission tower will be relocated to the existing monopole on a new, elevated equipment platform, screened by an 8-foot wood fence and new oleander landscaping. Ground disturbance proposed for this existing facility will be limited to trenching and piers for the new equipment platform and fence. See Plate IS-3 and Plate IS-4 for the overall and enlarged site plans of the proposed project.

Plate IS-1: Aerial Photo of Project Site and Vicinity

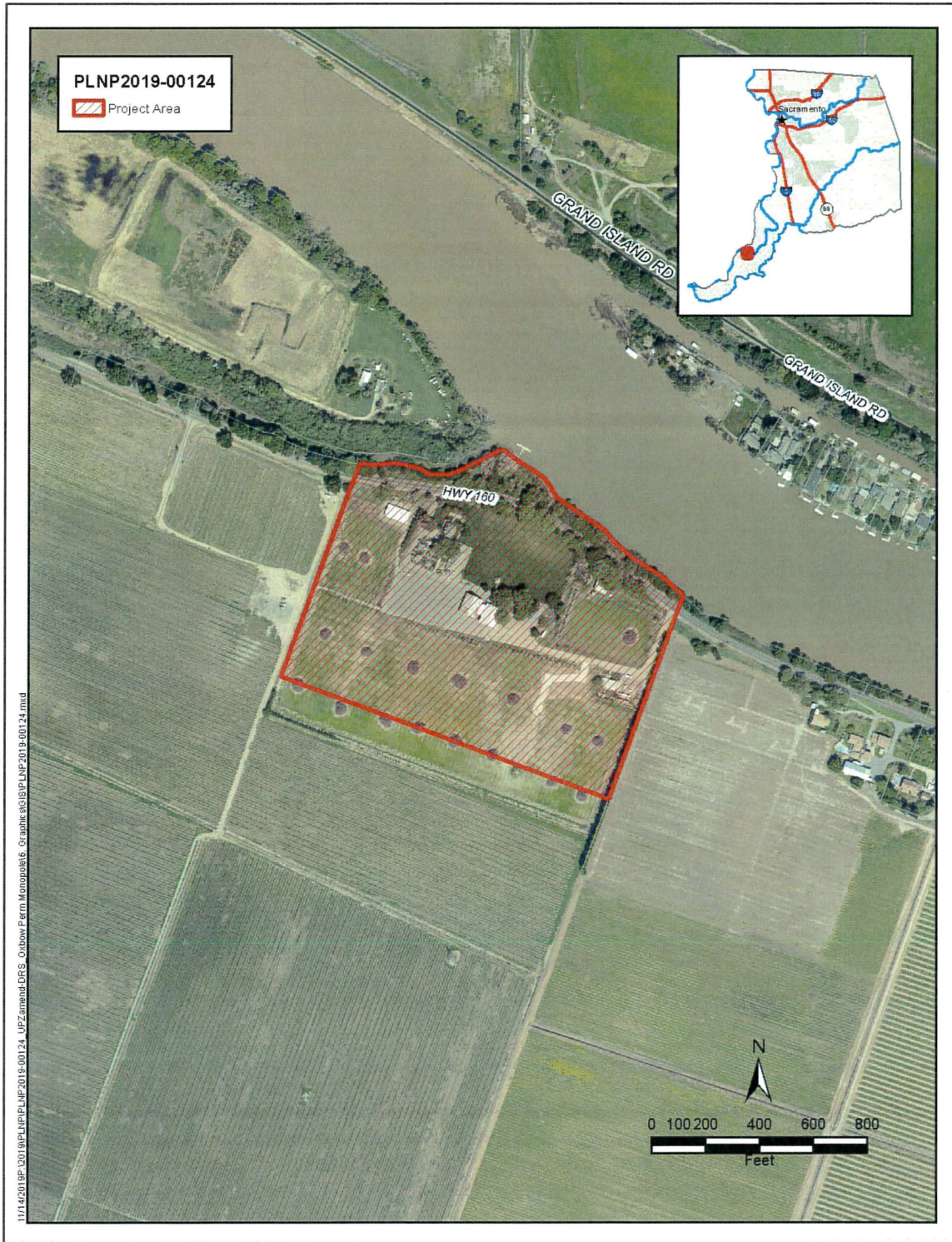
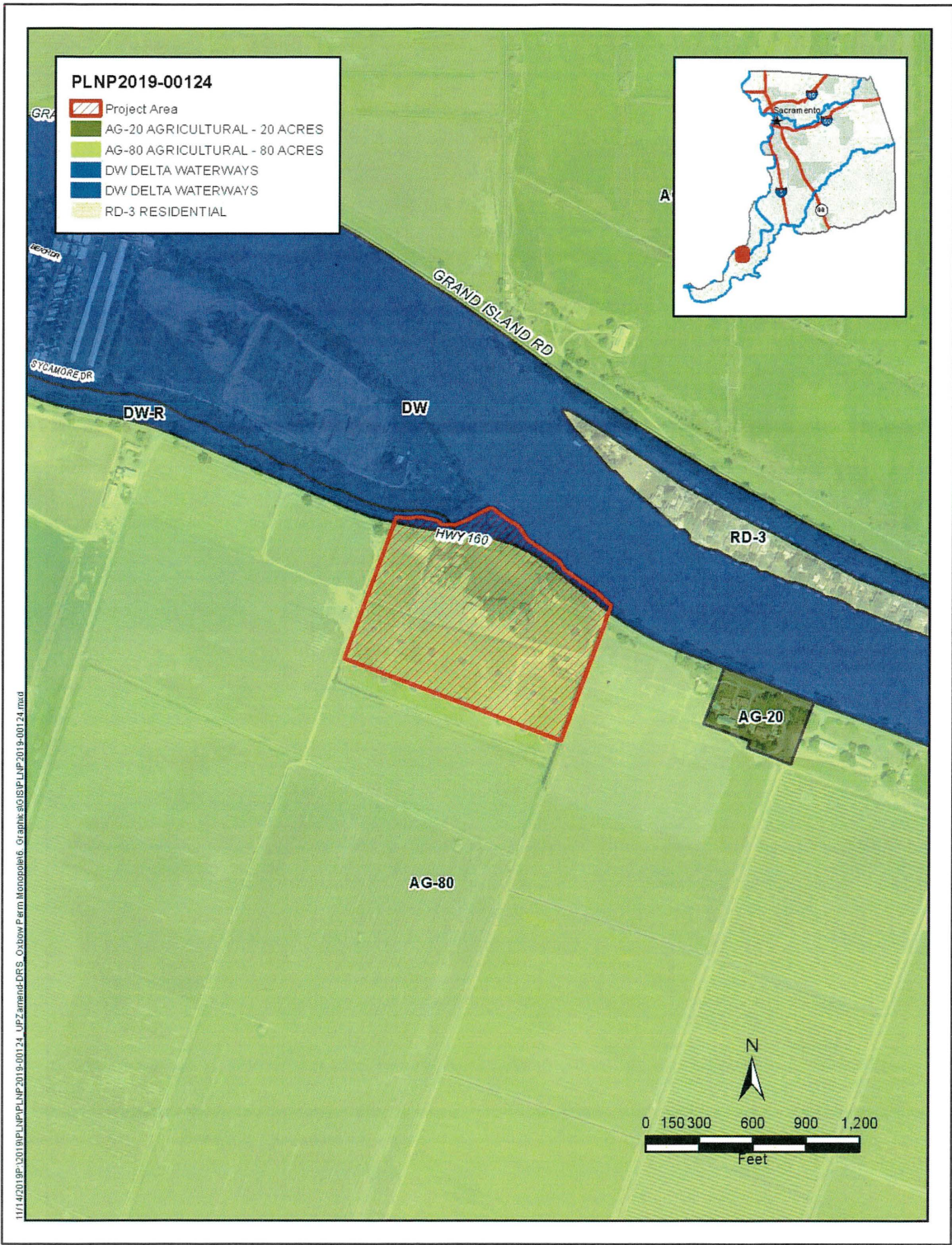


Plate IS-2: Zoning Map



ENVIRONMENTAL EFFECTS

Appendix G of the California Environmental Quality Act (CEQA) provides guidance for assessing the significance of potential environmental impacts. Based on this guidance, Sacramento County has developed an Initial Study Checklist (located at the end of this report). The Checklist identifies a range of potential significant effects by topical area. The topical discussions that follow are provided only when additional analysis beyond the Checklist is warranted.

BACKGROUND

A Negative Declaration was prepared for the project site titled “Delta Diamond Social Club” to allow a private social club on the property (Control No. PLNP2011-00187). The document was released on December 24, 2012. The request legalized an existing private social center and allowed a new “event pavilion” adjacent to one of the existing barns with a paved parking area for designated spaces. A rescission of an existing Williamson Act contract (Contract Number: 73-AP-020) and the simultaneous reenter into a new Williamson Act contract (Contract Number: 2013-AP-001) was also requested for purposes of allowing the private social center on-site.

LAND USE

This section supplements the Initial Study Checklist by analyzing if the proposed project would:

- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to a general plan, specific plan or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect;
- Physically disrupt or divide an established community.

Pursuant to Sacramento County Zoning Code (SZC) Section 3.6.7.A, wireless communication facilities are permitted in any zone, subject to the terms of a Conditional Use Permit issued by the appropriate authority. The SZC contains specific provisions for wireless facilities depending upon whether the facility is mounted on a building façade, on a building roof, collocated on an existing wireless facility, a tower fixed to the ground, or on a tower on a non-building structure or publicly owned facility (e.g. light poles). The proposed wireless facility is an existing monopole proposed for permanent use, designed to be fixed to the ground, which falls within the Group III zoning district designation and is, therefore, regulated with the following SZC Sections:

Section 3.6.7.A, Wireless Communication Facility. Wireless communication facilities may be permitted in any zoning district, subject to the minimum standards and criteria of this Section. For the purposes of this use standard, zoning district designations are organized into the following: Group I: RD, AR, O, C-O, RM-2, DW, RR, and SPA zoning districts (unless otherwise specified in the

particular SPA ordinance); Group II: BP, LC, and GC zoning districts; Group III: M-1, M-2, MP, AG, IR, and UR zoning districts.

4. New Monopoles

a. Appropriate Authority

(ii) Any wireless facilities on new monopoles located in Group II or III zoning districts, and that meet the development standards in Section 3.6.7.A.4.b are subject to approval of a Conditional Use Permit by the Zoning Administrator. In addition to those conditions that the Zoning Administrator may impose pursuant to Section 6.4.3, "Conditional Use Permits", the Zoning Administrator may also impose conditions pursuant to Section 3.6.7.A.4.e.

(iii) All applications shall be referred to the Planning Director for a recommendation based upon the criteria listed in this use standard.

b. Development Standards for antenna(s) affixed to towers located on the ground in Group II and Group III zoning districts:

(i) Any facility located in a Group II or Group III zoning category shall be separated from any Group I zoning district by a distance at least three times the height of the tower.

(ii) The height of any tower shall not exceed 65 feet in a Group II zoning district or 130 feet in a Group III zoning district.

(iii) The facility shall be separated from any adjacent interior property boundary or public right-of-way by 25 feet or public right-of-way by 25 feet or more. For right-of-way with public utilities, public facilities easements, the facility shall be separated from any adjacent interior property boundary by 25 feet or public right-of-way by 31 feet or more.

Additional Zoning Code requirements regarding installation of wireless facilities are found in Section 3.6.7.A (4)(e)01-13.5(f), which states the following:

e. Wireless facilities should be integrated into existing structures or co-located with existing wireless facilities to reduce the visual and potential visual intrusion of such facilities on the surrounding area, residents, and general populace of this County; and therefore:

(i) Utility providers are therefore encouraged to:

(1) Employ all reasonable measures to site their antenna equipment on existing structures as facade mounts, roof mounts, or collocation on existing towers prior to applying for new towers.

(2) Whenever possible avoid locating towers on sites that require painting or lighting per Federal Aviation Administration Standards.

- (3) All County agencies, dependent and independent districts, and utility providers shall be encouraged to permit and streamline collocation of cellular facilities on appropriate existing structures subject to reasonable engineering requirements.
- (ii) In order to achieve these objectives and to protect the purposes of the Code, the following conditions shall be considered by the appropriate authority:
 - (1) The use of screening, stealthing, use of setbacks, and use of architectural features on the subject site.
 - (2) The use of mono-pines and mono-palms should be used only when it fits in with existing vegetation. Any use of tree features shall be maintained.
 - (3) The use of close proximity designs when new antennas are placed on poles.
 - (4) The use of materials that blend the tower or wireless facility in with the skyline, prevalent architectural or natural features of the subject site.
 - (5) All unused or obsolete wireless facilities, towers or equipment shall be removed from their respective sites within six (6) months after operation has ceased.
 - (6) Identification signs, including emergency phone numbers of the utility provider, shall be posted at all tower and equipment sites.
 - (7) In addition to the requirements listed in this Section, wireless communication facilities are subject to all other applicable regulations and permits, including those of the Public Utilities Commission of the State of California and the Federal Communication Commission.

DISCUSSION OF PROJECT IMPACTS

The existing tower has a height of 82 feet and is separated from any adjacent interior property boundary or public right-of-way by more than 25 feet and therefore meets SZC standards. The existing tower height is below the 130-foot standard for Group III zoning districts.

CONCLUSION

The proposed project will not significantly alter current land uses or create a use that is incompatible with current designations; nor will it divide an established community or conflict with any policy adopted for the protection of the environment. Potential land use related impacts are considered ***less than significant***.

Plate IS-3: Overall Site Plan

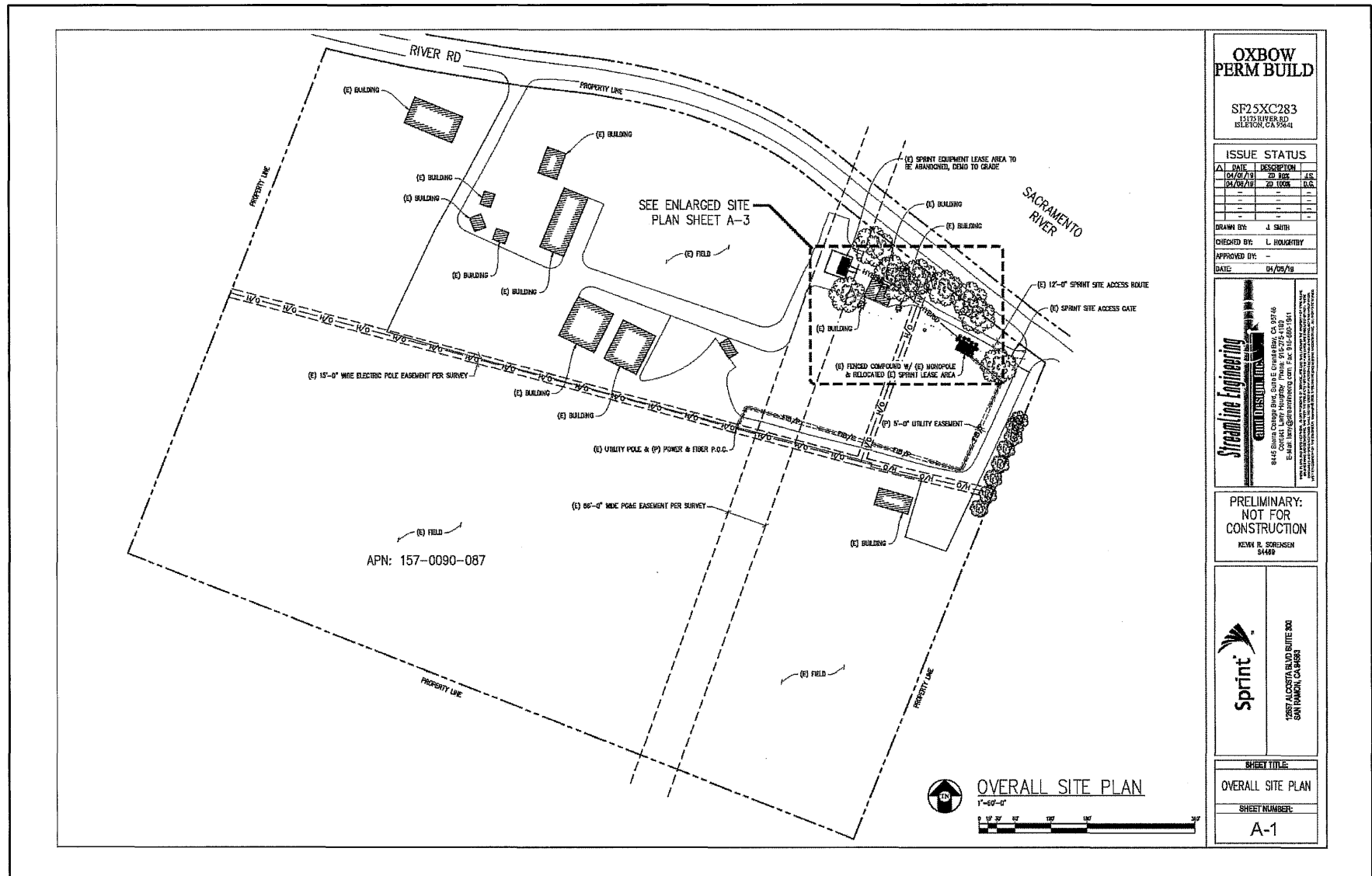
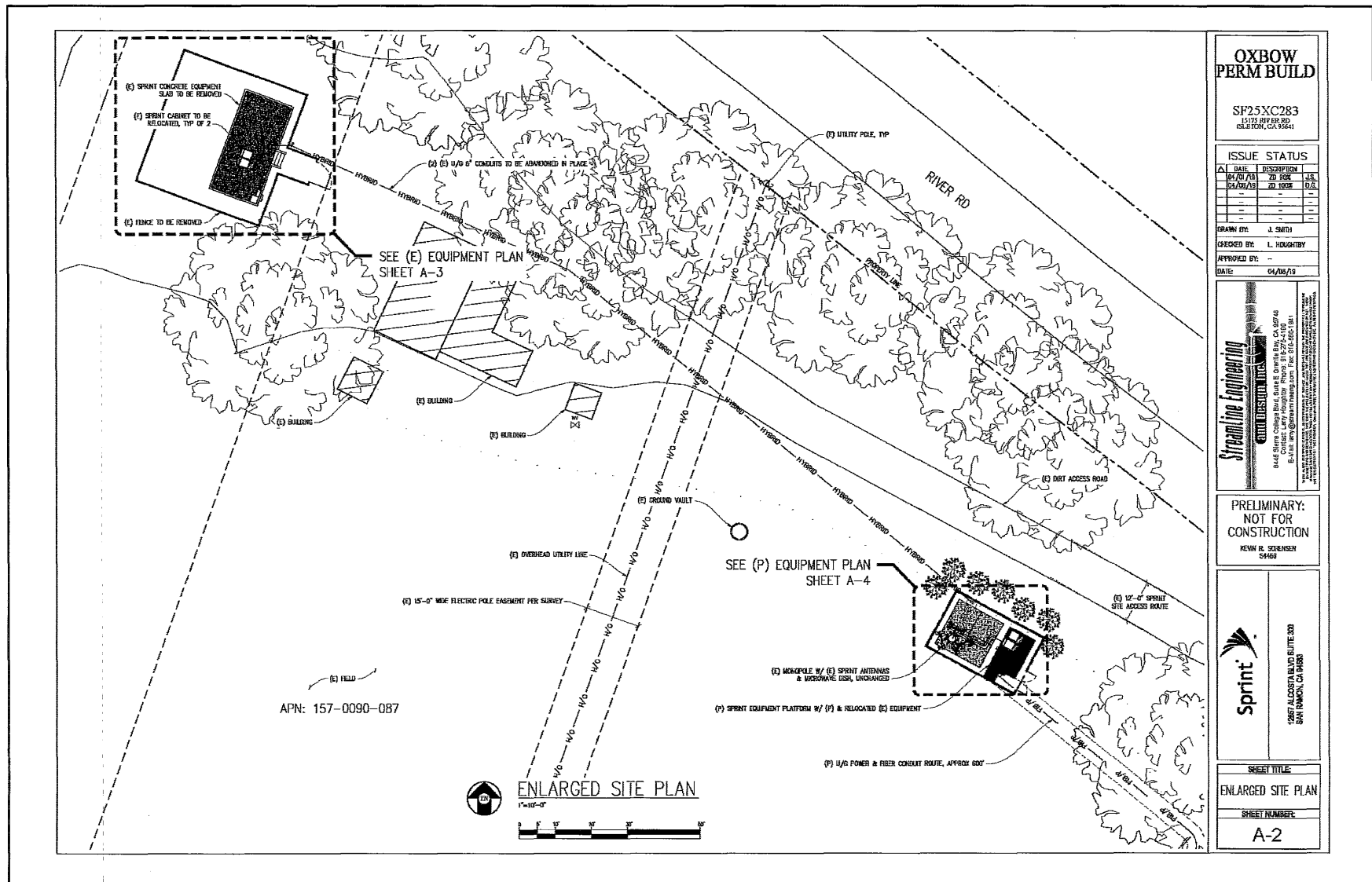


Plate IS-4: Enlarged Site Plan



AGRICULTURAL RESOURCES

This section supplements the Initial Study Checklist by analyzing if the proposed project would:

- Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance or areas containing prime soils to uses not conducive to agricultural production;
- Conflict with any existing Williamson Act contract; or introduce incompatible uses in the vicinity of existing agricultural uses.

The project site is designated as Prime Farmland according to the Sacramento County Important Farmland Map published by the California Department of Conservation. The project will convert less than an acre of Prime Farmland to non-agricultural uses; however, the proposed cellular facility is existing. This conversion of agricultural land does not exceed the significance threshold of 50 acres established by the Sacramento County General Plan. The cellular facility is small in scale and located near River Road (Highway 160). Due to its scale and location, the proposal will not introduce incompatible uses in the vicinity of existing agricultural uses.

WILLIAMSON ACT

The California Land Conservation Act of 1965 – commonly referred to as the Williamson Act – enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. The purpose of these contracts is to slow or avert the conversion of local agricultural lands to non-agricultural uses, by providing landowners with a tax incentive for committing their land to long-term agriculture. Property tax assessments on Williamson Act land is much lower because they are based solely on the farming and open space uses, rather than on the potential market value of the land. The project site is within an active Williamson Act contract (Contract Number: 2013-AP-001). Since the cellular facility is existing and encompasses approximately 532 square feet of the 25.1 acre site, the project proposal does not conflict with the site's active Williamson Act contract; impacts are *less than significant*.

DELTA PROTECTION ACT

The Johnston-Baker-Andal-Boatwright Delta Protection Act of 1992 (Delta Protection Act) was approved by the Governor on September 23, 1992. The Delta Protection Act recognizes that the Sacramento-San Joaquin Delta is a “natural resource of statewide, national, and international significance, containing irreplaceable resources, and it is the policy of the State to recognize, preserve, and protect those resources of the delta for the use and enjoyment of current and future generations”. This legislation further established two “zones” for consideration, one which is the “primary zone” and one which is the “secondary zone”. The Primary Zone is the Delta land and water area of greatest concern and significance, while the Secondary Zone is all of the other land within the legislatively defined “Delta”. The project site is within the Secondary Zone which lies around and adjacent to Isleton. The Resource Management Plan for the

Delta is specifically applicable to the Primary Zone, not the Secondary Zone, and “development” as defined in the Delta Protection Act is also specific to the Primary Zone. The proposed project does not conflict with the Delta Protection Act; impacts are less than significant.

AESTHETICS

This section supplements the Initial Study Checklist by analyzing if the proposed project would:

- Substantially degrade the existing visual character or quality of the site and its surroundings, or;
- Create a new source of substantial light, glare, or shadow that would result in safety hazards or adversely affect day or nighttime views in the area.

DISCUSSION OF PROJECT IMPACTS

The existing monopole is located in a rural environment off of River Road (Highway 160). River Road is officially designated as a County Scenic Highway in the Circulation Element of the Sacramento County General Plan along the portion of the road where the proposed project is located. The 82-foot tall monopole has already slightly altered the existing viewshed by being visible from this roadway to travelers, especially heading south along River Road. Travelers heading north are more obscured from viewing the existing monopole due to trees lining the project site along the roadway.

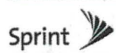
Plate IS-5 is an aerial map illustrating the locational views of the photo-simulations in Plate IS-6, and Plate IS-7. The photo-simulations show the existing views with the monopole along with photo-simulations illustrating the existing views with the proposed project (relocated ground equipment, proposed wood fencing and shrubs). Other visual obtrusions in the project area include ground utility poles, overhead power lines, and trees. The existing monopole is approximately 77 feet away from River Road. Associated equipment to be installed with the project will be partially hidden from view with the proposed wooden fence and additional landscaping.

Aesthetic impacts are subjective and may be perceived differently by various affected individuals. Changes to the existing facility include relocating the ancillary equipment into the fenced area surrounding the monopole, replacing the existing chain link fence with a wooden fence, and the planting of shrubs. The proposed project would not substantially degrade the visual character or quality of the project site or its vicinity. Since the monopole already exists, the project would have a less than significant aesthetic impact on the viewshed.

CONCLUSION

Since the monopole already exists and the current project would relocate existing equipment within the existing fenced area, impacts related to aesthetics are ***less than significant***.

Plate IS-5: Aerial Map of Photo Simulations



3/19/19

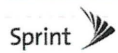
Oxbow Perm Build Site # SF25XC283

15175 River Dr.
Isleton, CA

Aerial Map

Applied Imagination 510 914-0500

Plate IS-6: No.1 Photo Simulation (Northwest View)



3/19/19

Oxbow Perm Build Site # SF25XC283

15175 River Dr.
Isleton, CA

Looking Northwest from River Rd.

View #1

Applied Imagination 510 914-0500

Plate IS-7: No. 2 Photo Simulation (Southwest View)



3/19/19

Oxbow Perm Build Site # SF25XC283

15175 River Dr.
Isleton, CA

Looking Southwest from River Rd.

View #2

Applied Imagination 510 914-0500

HYDROLOGY AND WATER QUALITY

This section supplements the Initial Study Checklist by analyzing if the proposed project would:

- Alter the existing drainage patterns in such a way that it causes flooding; contribute runoff that would exceed the capacity of existing or planned stormwater infrastructure;
- Place housing within the 100-year floodplain; place structures in a 100-year floodplain that would cause substantial impacts as a result of impeding or redirecting flood flows;
- Develop in an area that is subject to 200 year urban levels of flood protection, or expose people or structures to substantial loss of life, health, or property as a result of flooding.

The project site is within a 100-year floodplain as mapped on the federal Flood Insurance Rate Map (Flood Zone AE; Panel Number 060262-0565). According to project plans, the existing ground elevation of the cellular facility is approximately 7.3 feet. All new construction or substantial improvements must meet minimum floor elevation requirements in accordance with the Sacramento County Floodplain Management Ordinance. Conformity with these existing requirements will ensure that impacts are *less than significant*.

WATER QUALITY

CONSTRUCTION WATER QUALITY: EROSION AND GRADING

Construction on undeveloped land exposes bare soil, which can be mobilized by rain or wind and displaced into waterways or become an air pollutant. Construction equipment can also track mud and dirt onto roadways, where rains will wash the sediment into storm drains and thence into surface waters. After construction is complete, various other pollutants generated by site use can also be washed into local waterways. These pollutants include; but are not limited to: vehicle fluids, heavy metals deposited by vehicles, and pesticides or fertilizers used in landscaping.

Sacramento County has a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit issued by the Regional Water Board. The Municipal Stormwater Permit requires the County to reduce pollutants in stormwater discharges to the maximum extent practicable and to effectively prohibit non-stormwater discharges. The County complies with this permit in part by developing and enforcing ordinances and requirements to reduce the discharge of sediments and other pollutants in runoff from newly developing and redeveloping areas of the County.

The County has established a Stormwater Ordinance (Sacramento County Code 15.12). The Stormwater Ordinance prohibits the discharge of unauthorized non-stormwater to the County's stormwater conveyance system and local creeks. It applies

to all private and public projects in the County, regardless of size or land use type. In addition, Sacramento County Code 16.44 (Land Grading and Erosion Control) requires private construction sites disturbing one or more acres or moving 350 cubic yards or more of earthen material to obtain a grading permit. To obtain a grading permit, project proponents must prepare and submit for approval an Erosion and Sediment Control (ESC) Plan describing erosion and sediment control best management practices (BMPs) that will be implemented during construction to prevent sediment from leaving the site and entering the County's storm drain system or local receiving waters. Construction projects not subject to SCC 16.44 are subject to the Stormwater Ordinance (SCC 15.12) described above.

In addition to complying with the County's ordinances and requirements, construction sites disturbing one or more acres are required to comply with the State's General Stormwater Permit for Construction Activities (CGP). CGP coverage is issued by the State Water Resources Control Board (State Board) http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml and enforced by the Regional Water Board. Coverage is obtained by submitting a Notice of Intent (NOI) to the State Board prior to construction and verified by receiving a WDID#. The CGP requires preparation and implementation of a site-specific Stormwater Pollution Prevention Plan (SWPPP) that must be kept on site at all times for review by the State inspector.

Applicable projects applying for a County grading permit must show proof that a WDID# has been obtained and must submit a copy of the SWPPP. Although the County has no enforcement authority related to the CGP, the County does have the authority to ensure sediment/pollutants are not discharged and is required by its Municipal Stormwater Permit to verify that SWPPPs include the minimum components. The project must include an effective combination of erosion, sediment and other pollution control BMPs in compliance with the County ordinances and the State's CGP.

Erosion controls should always be the *first line of defense*, to keep soil from being mobilized in wind and water. Examples include stabilized construction entrances, tackified mulch, 3-step hydroseeding, spray-on soil stabilizers and anchored blankets. Sediment controls are the *second line of defense*; they help to filter sediment out of runoff before it reaches the storm drains and local waterways. Examples include rock bags to protect storm drain inlets, staked or weighted straw wattles/fiber rolls, and silt fences.

In addition to erosion and sediment controls, the project must have BMPs in place to keep other construction-related wastes and pollutants out of the storm drains. Such practices include, but are not limited to: filtering water from dewatering operations, providing proper washout areas for concrete trucks and stucco/paint contractors, containing wastes, managing portable toilets properly, and dry sweeping instead of washing down dirty pavement.

It is the responsibility of the project proponent to verify that the proposed BMPs for the project are appropriate for the unique site conditions, including topography, soil type

and anticipated volumes of water entering and leaving the site during the construction phase. In particular, the project proponent should check for the presence of colloidal clay soils on the site. Experience has shown that these soils do not settle out with conventional sedimentation and filtration BMPs. The project proponent may wish to conduct settling column tests in addition to other soils testing on the site, to ascertain whether conventional BMPs will work for the project.

If sediment-laden or otherwise polluted runoff discharges from the construction site are found to impact the County's storm drain system and/or Waters of the State, the property owner will be subject to enforcement action and possible fines by the County and the Regional Water Board. Project compliance with requirements outlined above, as administered by the County and the Regional Water Board will ensure that project-related erosion and pollution impacts are ***less than significant***.

OPERATION: STORMWATER RUNOFF

Development and urbanization can increase pollutant loads, temperature, volume and discharge velocity of runoff over the predevelopment condition. The increased volume, increased velocity, and discharge duration of stormwater runoff from developed areas has the potential to greatly accelerate downstream erosion and impair stream habitat in natural drainage systems. Studies have demonstrated a direct correlation between the degree of imperviousness of an area and the degradation of its receiving waters. These impacts must be mitigated by requiring appropriate runoff reduction and pollution prevention controls to minimize runoff and keep runoff clean for the life of the project.

The County requires that projects include source and/or treatment control measures on selected new development and redevelopment projects. Source control BMPs are intended to keep pollutants from contacting site runoff. Examples include "No Dumping-Drains to Creek/River" stencils/stamps on storm drain inlets to educate the public, and providing roofs over areas likely to contain pollutants, so that rainfall does not contact the pollutants. Treatment control measures are intended to remove pollutants that have already been mobilized in runoff. Examples include vegetated swales and water quality detention basins. These facilities slow water down and allow sediments and pollutants to settle out prior to discharge to receiving waters. Additionally, vegetated facilities provide filtration and pollutant uptake/adsorption. The project proponent should consider the use of "low impact development" techniques to reduce the amount of imperviousness on the site, since this will reduce the volume of runoff and therefore will reduce the size/cost of stormwater quality treatment required. Examples of low impact development techniques include pervious pavement and bioretention facilities.

The County requires developers to utilize the *Stormwater Quality Design Manual for the Sacramento Region, 2018* (Design Manual) in selecting and designing post-construction facilities to treat runoff from the project. Regardless of project type or size, developers are required to implement the minimum source control measures (Chapter 4 of the Design Manual). Low impact development measures and Treatment Control Measures are required of all projects exceeding the impervious surface threshold defined in Table 3-2 and 3-3 of the Design Manual. Further, depending on project size and location, hydromodification control measures may be required (Chapter 5 of the Design Manual).

Updates and background on the County's requirements for post-construction stormwater quality treatment controls, along with several downloadable publications, can be found at the following websites:

<http://www.waterresources.sacounty.net/stormwater/Pages/default.aspx>

<http://www.beriverfriendly.net/Newdevelopment/>

The final selection and design of post-construction stormwater quality control measures is subject to the approval of the County Department of Water Resources; therefore, they should be contacted as early as possible in the design process for guidance. Project compliance with requirements outlined above will ensure that project-related stormwater pollution impacts are *less than significant*.

PUBLIC SAFETY

MICROWAVE EMISSIONS

Three of the major types of personal wireless communication services currently in use are described below [information from the Federal Communications Commission (FCC)] website at: http://wireless.fcc.gov/services/index.htm?job=wtb_services_home.

Cellular Telephone Service

Cellular telephone service is an extension of ordinary telephone services, except that it utilizes radio waves instead of wire to transmit and receive telephone calls. The cellular radiotelephone service is intended to provide customers with mobile telephone service over a broad geographic area. A cellular system operates by dividing a large geographic service area into cells and assigning the same frequencies to multiple, non-adjacent cells. This is known as "frequency reuse". When a cellular subscriber makes or receives a call, the call is connected to the nearest cell site. As a subscriber travels within a cellular provider's service area, the cellular telephone call in progress is transferred, or "handed-off", from one cell site to another without noticeable interruption. The smaller and more numerous a provider's cells are, the more it can reuse frequencies and the more users it can accommodate. In addition, all the cells in a cellular system are connected to a mobile telephone switching office (MTSO) by wireline (landline) or microwave links. The MTSO switches wireline-to-mobile and mobile-to-wireline calls between the public switched telephone network (PSTN) and the cell site. Cellular radio systems operate in the 824 – 849 MHz and 869 – 894 MHz frequency range, per FCC allocation.

Personal Communications Services (PCS)

PCS encompasses two different licensed services offered over two different frequency bands, as well as certain unlicensed service. "Narrowband" PCS operates on frequencies in the 901 – 941 MHz range and is suitable for offering a variety of specialized services such as Messaging and two-way paging. "Broadband" PCS is similar to cellular radiotelephone service, except that PCS operates in a higher frequency band (1850 – 1990 MHz) which allows for a wider variety of communications

services such as digital, voice, data and paging transmissions, over the same spectrum. Because PCS operates at a higher frequency than cellular service, PCS systems may require more antenna transmitters in the same geographic area.

Wireless Communications Service (WCS)

WCS may provide fixed, mobile, radiolocation or satellite communication services to individuals and businesses within their assigned spectrum block and geographical area. The WCS is capable of providing advanced wireless phone services, which are able to pinpoint subscribers in any given locale. WCS is used to provide a variety of mobile services, including an entire family of new communication devices utilizing very small, lightweight, multi-function portable phones and advanced devices with two-way data capabilities. WCS systems are able to communicate with other telephone networks as well as with personal digital assistants, allowing subscribers to send and receive data and/or video messages without connection to a wire. By FCC allocation, WCS operates in one of two bands: 2305 – 2320 MHz and 2345 – 2360 MHz.

Electromagnetic Fields (EMFs) and Safety Standards

The FCC published “A Local Government Official’s Guide to Transmitting Antenna RF Emission Safety: Rules, Procedures, and Practical Guidance” (June 2, 2000, hereafter called RF Guide), the purpose of which is to ensure that the antenna facilities located in communities comply with the FCC’s limits for human exposure to radiofrequency (RF) electromagnetic fields. The RF Guide explains the science of RF and the electromagnetic spectrum, the exposure guidelines and rules, and explains the procedures for compliance. The FCC Office of Engineering and Technology has also published Bulletin 56 (and 65, an addendum) in 1999, which answers many common questions about RF and about exposure limits. The RF Guide and Bulletins 56 and 65 are incorporated by reference and are available for review at the Office of Planning and Environmental Review, 827 7th Street, Room 225, Sacramento or online at <http://www.fcc.gov/oet/rfsafety/>. The information below is based entirely upon the incorporated publications.

As discussed above, personal wireless service facilities utilize radio waves to transmit and receive telephone calls. Radio waves and microwaves are forms of electromagnetic energy that are collectively described by the term “radiofrequency” or “RF.” RF emissions can be discussed in terms of “energy,” “radiation” or “fields.” Radiation is simply defined as the movement of energy through space in the form of waves or particles. Electromagnetic radiation is when both electric and magnetic energy move together. The term “electromagnetic field” is used to indicate the presence of electromagnetic energy at a specific location. Like any wave-related phenomenon, electromagnetic energy is described by a wavelength and a frequency. RF signals are transmitted over a wide range of frequencies. The frequency of an RF signal is expressed in terms of cycles per second, or “Hertz” (Hz).

The range of wavelengths and frequencies of electromagnetic radiation is known as the electromagnetic spectrum. The frequency of the wave corresponds to its energy: a high frequency wave has high energy. Waves with sufficient energy are “ionizing”, that is,

they are capable of stripping electrons from atoms and molecules, which results in a fundamental alteration of the nature of those molecules. Only very high-frequency waves, such as X-rays and gamma rays, have sufficient energy to ionize atoms and molecules. At the low-frequency end of the electromagnetic spectrum are low-energy, non-ionizing waves such as radio waves and visible light. Radiation described as non-ionizing does not have sufficient energy to alter the nature of the atoms and molecules it encounters.

Electromagnetic energy is common in the environment, resulting from numerous human-made and natural sources. Human-made sources include electrical wiring, utility lines, appliances, computers, and television and radio broadcasts. Natural sources include the human body, the earth's magnetic field, and visible light. Electric and magnetic fields produced by every-day electrical appliances, radio waves, and microwaves are low-energy – even visible light is higher energy than these sources. High-energy waves at the top of the spectrum are X-rays and gamma rays.

The rate at which an organism will absorb RF energy is specific to the type of organism – this is referred to as the specific absorption rate (SAR), defined as the power absorbed per mass of tissue (watts per kilogram). Therefore, standards for maximum safe exposure are set to limit the specific absorption rate (SAR) below a maximum permissible level as averaged over the human body. The absorption of this energy can result in thermal effects – that is, the energy produced causes heating of the tissues. At low-level RF radiation exposure, such as what is generated by appliances, cellular phones, and cellular towers, significant heating effects or health hazards are not observed.

To ensure that exposure remains well below safe limits, in August 1996 the FCC adopted guidelines for evaluating the environmental effects of radio frequency emissions (FCC, (1996) Report and Order, ET Docket No. 93-62 Washington, D.C.). The guidelines effectively set a national radio frequency (RF) exposure standard based on elements of both the 1992 revision of the American National Standards Institute (ANSI) standard for RF exposure and the exposure criteria recommended by the National Council on Radiation Protection and Measurements (NCRP).

The 1996 FCC limits for maximum permissible exposure specifies two tiers of exposure criteria, one tier for “controlled environments” (usually involving occupational environments) and a second, more stringent tier for “uncontrolled environments” (usually involving the general public). The FCC limits set the allowable specific absorption rate (SAR) level from *localized* exposure (e.g., hand-held devices) at 1.6 watts per kilogram (W/kg) for the general public (uncontrolled environments), as averaged over 1 gram of tissue. The FCC recommended exposure limits for generalized exposure are summarized in Table 1 of Bulletin 56, which includes maximum power density levels for RF energy originating from communication sites (as well as other sources). The levels are determined based on continuous exposure, are dependent on the frequency which is transmitted from the site, and are usually expressed in milliwatts per square centimeter (mW/cm²).

Generally, personal wireless services such as cellular, PCS, and WCS transmit in a frequency range of 300 – 3000 MHz (megahertz). Power density limits for uncontrolled environments (i.e., general public) from transmitters in this range are calculated by dividing the frequency by 1500 ($f/1500$); therefore, a facility transmitting at a frequency of 870 MHz would have a maximum recommended power density of 0.58 mW/cm². At frequencies of 1500 – 100,000 MHz the maximum power density is set at 1.0 mW/cm².

Regulatory Background

Section 704 of the Telecommunications Act of 1996 (the “1996 Act”) addresses federal, state and local government oversight of site selection for personal wireless service facilities such as towers for cellular, personal communication services, and specialized mobile radio transmitters. The 1996 Act states the following regarding a local government’s jurisdiction pertaining to the environmental effects of radio frequency emissions (FCC, Wireless Telecommunications Bureau (1996), Fact Sheet #1 National Wireless Facilities Siting Policies, Washington, D.C.):

“No state or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission’s regulations concerning such emissions.”

On January 1, 1997, the new Guidelines adopted by the FCC (referred to as “the Commission” in the 1996 Act section cited above) went into effect. As discussed above, the new guidelines set a national RF exposure standard which is based on elements of both the 1992 revision of the ANSI/IEEE standard and the exposure criteria recommended by the National Council on Radiation Protection and Measurements. In addition, the updated guidelines are based on recommendations from those federal agencies responsible for health and safety, including the Environmental Protection Agency (EPA), the Center for Devices and Radiological Health (CDRH) of the Food and Drug Administration (FDA), the National Institute for Occupational Safety and Health (NIOSH) and the Occupational Safety and Health Administration (OSHA). The FCC has stated that the updated guidelines will ensure that the public and workers are adequately protected from exposure to potentially harmful RF emissions.

DISCUSSION OF PROJECT IMPACTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radio Frequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI). There are no known significant biological effects associated with cellular facilities when they are operated at or below FCC-adopted standards. The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general

public. Table IS-1 summarizes the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services.

Table IS-1: Thresholds of Exposure to RF Energy

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Range	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Most Restrictive Freq. Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

The project site is an existing 82-foot monopole leased to a specific carrier (Sprint) with 6 antennas. No significant environmental impacts related to EMF emissions are expected as a result of this project; impacts are ***less than significant***.

TOWER FAILURE

Due to standards for construction and distance from other structures, any impact related to potential tower failure is anticipated to be less than significant.

Communication towers are manufactured under rigid conditions and the design and required safety factors are specified in the Uniform Building Code. The pole fabrication process is subject to independent inspection. The tower and foundation designs will be engineered to meet or exceed all requirements of the Uniform Building Code. The codes take into account the various stress loads that could be placed on the tower structure by earthquake, winds, storms, and any other combinations of high stress factors. The safety factors involved in the manufacture of these poles and their installation results in a very large margin of safety.

Accredited by the American National Standards Institute (ANSI), a Standard entitled "Structural Standards for Antenna Supporting Structures and Antennas" has been established for the design, superstructure, and foundation of telecommunication towers. This standard is designated as ANSI/TIA-222, provisions F and G, and is the governing document for telecommunication towers in the United States. The development of the standard was sponsored by the *Telecommunication Industry Association* (TIA) subcommittee TR-14.7. The key aspects discussed in the document are modernization of the design of new towers and existing towers, definition of wind and ice load, and applicable requirements in the case of seismic activity.

The “fall drop zone” (radius of tower failure) for the proposed project is estimated to be within an 82± foot radius of the tower center. The area that would be affected by potential pole collapse is an open field with grasses and trees consisting of an existing irrigation valve and the Sacramento River levee along River Road (Highway 160). No structures occur within the potential fall zone of the tower. Monopole failure has the potential to impact vehicles driving along River Road within the fall drop zone; however, as the monopole is an engineer-designed structure that will comply with the safety factors specified in the Uniform Building Code, monopole failure is considered extremely unlikely. Potential impacts as a result of monopole collapse are therefore considered ***less than significant***.

BIOLOGICAL RESOURCES

This section supplements the Initial Study Checklist by analyzing if the proposed project would:

- Have a substantial effect on a special status species, sensitive habitat, or protected wetland;
- If it would interfere substantially with the movement of wildlife;
- If it would conflict with applicable ordinances, policies, or conservation plans.

NESTING RAPTORS

This section addresses raptors which are not listed as endangered, threatened, or of special concern, but are nonetheless afforded general protections by the Fish and Game Code. Raptors and their active nests are protected by the California Fish and Game Code Section 3503.5, which states: It is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds of prey, or raptors) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto. Section 3(18) of the Federal Endangered Species Act defines the term “take” means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. Causing a bird to abandon an active nest may cause harm to egg(s) or chick(s) and is therefore considered “take.” Thus, take may occur as a result of activities nearby an active nest which cause nest abandonment. Though all raptors are protected from “take” affiliated with nest disturbance, the following raptor species are identified as “special animals” specifically due to concerns over nest disturbance: Cooper’s hawk, sharp-shinned hawk, golden eagle, and white-tailed kite. In addition, the Swainson’s hawk is listed as Threatened pursuant to the Endangered Species Act, and is also listed for concerns about nesting impacts.

To avoid impacts to nesting raptors, mitigation involves pre-construction nesting surveys to identify any active nests and to implement avoidance measures if nests are found – if construction will occur during the nesting season of March 1 to September 15. The purpose of the survey requirement is to ensure that construction activities do not agitate or harm nesting raptors, potentially resulting in nest abandonment or other harm to

nesting success. If nests are found, the developer is required to contact California Fish and Wildlife to determine what measures need to be implemented in order to ensure that nesting raptors remain undisturbed. The measures selected will depend on many variables, including the distance of activities from the nest, the types of activities, and whether the landform between the nest and activities provides any kind of natural screening. If no active nests are found during the focused survey, no further mitigation will be required.

DISCUSSION OF PROJECT IMPACTS

The project site includes frontage on the Sacramento River, which provides habitat for fish species listed pursuant to the Endangered Species Act and includes riparian woodland habitat along the shores. There are two known Swainson's hawk (a Threatened species) nests within ¼-mile of the site, but over 250 yards away from the project limits. The site also includes many large native oak trees. Though all of this important habitat is present on the site, none of it is present within the project's actual construction area. The area proposed for construction is developed with the existing monopole, associated foundation and equipment, and a chain link fence surrounding the cellular facility. Any additional areas impacted due to the proposed project's improvements will be minimal and marginal in size to impact habitat resources. The trees closest to the proposed project site are a minimum of 20 feet away from the project limits. The only potential impact of the project on biological resources is associated with the disturbance which project construction could cause to nesting birds of prey in the vicinity. The applicant stated that project construction is scheduled to start in September and will occur for approximately 4 weeks.

CONCLUSION

Due to the limited extent and duration associated with project construction along with construction occurring toward the end of nesting season (September 15), no pre-construction nesting surveys will be required for nesting birds of prey. In the event that construction occurs within the nesting season (March 1 to September 15), mitigation will be required and impacts to nesting raptors will be ***less than significant***.

CULTURAL RESOURCES

This section supplements the Initial Study Checklist by analyzing if the proposed project would:

- Cause a substantial adverse change in significance of a historical resource or archeological resource;
- Directly or indirectly destroy a unique paleontological or site or unique feature;
- Disturb any human remains.

The California Environmental Quality Act (CEQA) defines cultural resources as historical and unique archaeological resources that meet significance criteria of the

California Register of Historical Resources. The eligibility criteria of the California Register include the following:

- Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- Is associated with the lives of persons important in our past;
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- Has yielded, or may be likely to yield, information important in prehistory or history. (Public Resources Code SS5024.1, Title 14 CCR, Section 4852).

Under CEQA, lead agencies must consider the effects of their projects on cultural resources. Project notification according to Assembly Bill (AB) 52 was sent to Native American tribes who requested notification on August 29, 2019. No requests for consultation were received from Native American tribes. Records search results prepared by the North Central Information Center (NCIC) dated July 18, 2019 concluded that there is low potential for locating prehistoric-period cultural resources in the immediate vicinity of the proposed project area. The records search results concluded that there is high potential for locating historic-period cultural resources in the immediate vicinity of the proposed project area due to a nineteenth-century home located on the parcel. County Assessor's Parcel Records indicate that the home was built in 1885. The home is located approximately 825 feet from the project location on the property and will not be impacted. Other structures on-site are located at least 200-feet from the project location and will also not be impacted.

DISCUSSION OF PROJECT IMPACTS

There is the possibility of uncovering subsurface archaeological materials during project construction. If such subsurface resources are encountered, work should halt in the vicinity of the discovery until its significance can be evaluated by a professional archeologist.

CONCLUSION

With mitigation for the inadvertent discovery of cultural resources, impacts to undiscovered cultural resources will be reduced to *less than significant*.

ENVIRONMENTAL MITIGATION MEASURES

MITIGATION MEASURE A: RAPTOR NEST PROTECTION

If construction activity (which includes clearing, grubbing, or grading) is to commence within 500 feet of suitable nesting habitat between March 1 and September 15, a survey for raptor nests shall be conducted by a qualified biologist. The survey shall cover all

potential tree and ground nesting habitat on-site and off-site up to a distance of 500 feet from the project boundary. The survey shall occur within 30 days of the date that construction will encroach within 500 feet of suitable habitat. Surveys for Swainson's hawk shall be conducted in accordance with Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk TAC 2000). The biologist shall supply a brief written report (including date, time of survey, survey method, name of surveyor and survey results) to the Environmental Coordinator prior to ground disturbing activity. If no active nests are found during the survey, no further mitigation will be required. If any active nests are found, the Environmental Coordinator and California Fish and Wildlife shall be contacted to determine appropriate avoidance/protective measures. The avoidance/protective measures shall be implemented prior to the commencement of construction within 500 feet of an identified nest.

MITIGATION MEASURE B: INADVERTENT DISCOVERY OF CULTURAL RESOURCES

1. If subsurface deposits believed to be cultural or human in origin are discovered during ground disturbance, site preparation, or construction activities, then all work must halt within a 100-foot radius of the discovery. A qualified professional archeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall be retained at the Applicant's expense to evaluate the significance of the find. If it is determined due to the types of deposits discovered that a Native American monitor is required, the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites as established by the Native American Heritage Commission shall be followed, and the monitor shall be retained at the Applicant's expense.
2. Work shall not continue within the 100-foot radius of the discovery site until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially eligible for listing on the National Register of Historic Places or California Register of Historical Resources.
 - a) If a potentially-eligible resource is encountered, then the archeologist, and the project proponent shall coordinate with the Sacramento County Office of Planning and Environmental Review (PER), and arrange for either 1) total avoidance of the resource, if possible; or 2) test excavations or total data recovery as mitigation. The determination shall be formally documented in writing and submitted to PER as verification that the provisions of CEQA for managing unanticipated discoveries have been met.
 - b) Section 5097.98 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work must stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of

the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

MITIGATION MEASURE COMPLIANCE

Comply with the Mitigation Monitoring and Reporting Program (MMRP) for this project as follows:

1. The proponent shall comply with the MMRP for this project, including the payment of a fee to cover the Office of Planning and Environmental Review staff costs incurred during implementation of the MMRP. The MMRP fee for this project is \$1,900.00. This fee includes administrative costs of \$930.00.
2. Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.

INITIAL STUDY CHECKLIST

Appendix G of the California Environmental Quality Act (CEQA) provides guidance for assessing the significance of potential environmental impacts. Based on this guidance, Sacramento County has developed the following Initial Study Checklist. The Checklist identifies a range of potential significant effects by topical area. The words "significant" and "significance" used throughout the following checklist are related to impacts as defined by the California Environmental Quality Act as follows:

- 1 Potentially Significant indicates there is substantial evidence that an effect MAY be significant. If there are one or more "Potentially Significant" entries an Environmental Impact Report (EIR) is required. Further research of a potentially significant impact may reveal that the impact is actually less than significant or less than significant with mitigation.
- 2 Less than Significant with Mitigation applies where an impact could be significant but specific mitigation has been identified that reduces the impact to a less than significant level.
- 3 Less than Significant or No Impact indicates that either a project will have an impact but the impact is considered minor or that a project does not impact the particular resource.

		Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
1. LAND USE - Would the project:						
a. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to a general plan, specific plan or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X		The project is consistent with the environmental policies of all applicable land use plans and policies. Refer to the Land Use Discussion in the Environmental Effects section above for a further discussion of Zoning Code requirements.
b. Physically disrupt or divide an established community?					X	The project will not create physical barriers that substantially limit movement within or through the community.
2. POPULATION/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 infrastructure)?					X	The proposed infrastructure project is intended to service existing or planned development and will not induce substantial unplanned population growth. No impact will occur.
b. Displace substantial amounts of existing housing, necessitating the construction of replacement housing elsewhere?					X	The project will not result in the removal of existing housing, and thus will not displace substantial amounts of existing housing. No impact will occur.
3. AGRICULTURAL RESOURCES - Would the project:						
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance or areas containing prime soils to uses not conducive to agricultural production?				X		The project will convert less than an acre of Prime Farmland (as noted on the current Sacramento County Important Farmland Map published by the California Department of Conservation) to non-agricultural uses, though it should be noted that the non-agricultural use of this acreage is existing. This conversion of agricultural land does not exceed the significance threshold of 50 acres established by the Sacramento County General Plan. A less than significant impact will result.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Conflict with any existing Williamson Act contract?			X		There is a Williamson Act contract in effect for the project site. The contract status is Active. The findings for consistency can be made. The use is actually existing in any case, so no new impacts would result. Refer to the Agricultural Resources discussion in the Environmental Effects section above.
c. Introduce incompatible uses in the vicinity of existing agricultural uses?			X		Though in an area where agricultural uses occur, the project will not substantially interfere with agricultural operations. The cellular facility is small in scale at approximately 532 square feet and located near River Road (Highway 160). Refer to the Agricultural Resources discussion in the Environmental Effects section above.
4. AESTHETICS - Would the project:					
a. Substantially alter existing viewsheds such as scenic highways, corridors or vistas?			X		The project is not expected to substantially alter the viewshed associated with River Road (Highway 160). Refer to the Aesthetics discussion in the Environmental Effects section above.
b. In a non-urbanized area, substantially degrade the existing visual character or quality of the site and its surroundings?			X		It is acknowledged that aesthetic impacts are subjective and may be perceived differently by various affected individuals. Nonetheless, given the environment in which the project is proposed, it is concluded that the project would not substantially degrade the visual character or quality of the project site or its vicinity. Refer to the Aesthetics discussion in the Environmental Effects section above.
c. If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X	The project is not located in an urbanized area. No impact will occur.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
d. Create a new source of substantial light, glare, or shadow that would result in safety hazards or adversely affect day or nighttime views in the area?			X		The project will not result in a new source of substantial light, glare or shadow that would result in safety hazards or adversely affect day or nighttime views in the area. A less than significant impact will result.
5. AIRPORTS - Would the project:					
a. Result in a safety hazard for people residing or working in the vicinity of an airport/airstrip?				X	The project occurs outside of any identified public or private airport/airstrip safety zones. No impact will occur.
b. Expose people residing or working in the project area to aircraft noise levels in excess of applicable standards?				X	The project occurs outside of any identified public or private airport/airstrip noise zones or contours. No impact will occur.
c. Result in a substantial adverse effect upon the safe and efficient use of navigable airspace by aircraft?				X	The project does not affect navigable airspace. No impact will occur.
d. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X	The project does not involve or affect air traffic movement. No impact will occur.
6. PUBLIC SERVICES - Would the project:					
a. Have an adequate water supply for full buildout of the project?				X	The project will not result in increased demand for water supply. No impact will occur.
b. Have adequate wastewater treatment and disposal facilities for full buildout of the project?				X	The project will not require wastewater services. No impact will occur.
c. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X	The project consists of a telecommunication facility and will not generate waste requiring additional landfill capacity. No impact will occur.
d. Result in substantial adverse physical impacts associated with the construction of new water supply or wastewater treatment and disposal facilities or expansion of existing facilities?				X	The project will not require construction or expansion of new water supply, wastewater treatment, or wastewater disposal facilities. No impact will occur.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
e. Result in substantial adverse physical impacts associated with the provision of storm water drainage facilities?				X	Project construction would not require the addition of new stormwater drainage facilities. No impact will occur.
f. Result in substantial adverse physical impacts associated with the provision of electric or natural gas service?			X		Minor extension of utility lines would be necessary to serve the proposed project. Existing utility lines are located along existing roadways and other developed areas, and the extension of lines would take place within areas already proposed for development as part of the project. No significant new impacts would result from utility extension.
g. Result in substantial adverse physical impacts associated with the provision of emergency services?			X		The project would incrementally increase demand for emergency services, but would not cause substantial adverse physical impacts as a result of providing adequate service. A less than significant impact will result.
h. Result in substantial adverse physical impacts associated with the provision of public school services?				X	The project will not require the use of public school services. No impact will occur.
i. Result in substantial adverse physical impacts associated with the provision of park and recreation services?				X	The project will not require park and recreation services. No impact will occur.
7. TRANSPORTATION/TRAFFIC - Would the project:					
a. Result in a substantial increase in vehicle trips that would exceed, either individually or cumulatively, a level of service standard established by the County?				X	The project will not increase vehicle trips. No impact will occur.
b. Result in a substantial adverse impact to access and/or circulation?				X	No changes to existing access and/or circulation patterns would occur as a result of the project. No impact will occur.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
c. Result in a substantial adverse impact to public safety on area roadways?				X	No changes to existing access and/or circulation patterns would occur as a result of the project; therefore no impacts to public safety on area roadways will result. No impact will occur.
d. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X	The project does not conflict with alternative transportation policies of the Sacramento County General Plan, with the Sacramento Regional Transit Master Plan, or other adopted policies, plans or programs supporting alternative transportation. No impact will occur.
8. AIR QUALITY - Would the project:					
a. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?			X		The project does not exceed the screening thresholds established by the Sacramento Metropolitan Air Quality Management District and will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment. A less than significant impact will result.
b. Expose sensitive receptors to pollutant concentrations in excess of standards?			X		There are no sensitive receptors (i.e., schools, nursing homes, hospitals, daycare centers, etc.) adjacent to the project site. See Response 8.a.
c. Create objectionable odors affecting a substantial number of people?				X	The project will not generate objectionable odors. No impact will occur.
9. NOISE - Would the project:					
a. Result in exposure of persons to, or generation of, noise levels in excess of standards established by the local general plan, noise ordinance or applicable standards of other agencies?			X		The project is not in the vicinity of any uses that generate substantial noise, nor will the completed project generate substantial noise. The project will not result in exposure of persons to, or generation of, noise levels in excess of applicable standards. A less than significant impact will result.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Result in a substantial temporary increase in ambient noise levels in the project vicinity?			X		Project construction will result in a temporary increase in ambient noise levels in the project vicinity. This impact is less than significant due to the temporary nature of the these activities, limits on the duration of noise, and evening and nighttime restrictions imposed by the County Noise Ordinance (Chapter 6.68 of the County Code).
c. Generate excessive groundborne vibration or groundborne noise levels.			X		The project will not involve the use of pile driving or other methods that would produce excessive groundborne vibration or noise levels at the property boundary. A less than significant impact will result.
10. HYDROLOGY AND WATER QUALITY - Would the project:					
a. Substantially deplete groundwater supplies or substantially interfere with groundwater recharge?			X		The project will not substantially increase water demand over the existing use. A less than significant impact will result.
b. Substantially alter the existing drainage pattern of the project area and/or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X		Compliance with applicable requirements of the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards will ensure that impacts are less than significant.
c. Develop within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map or within a local flood hazard area?			X		The project is within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map (Flood Zone AE). The Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards require that the project be located outside or above the floodplain, and will ensure that impacts are less than significant. Refer to the Hydrology discussion in the Environmental Effects section above.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
d. Place structures that would impede or redirect flood flows within a 100-year floodplain?			X		Although the project is within a 100-year floodplain, compliance with the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards will ensure that impacts are less than significant.
e. Develop in an area that is subject to 200 year urban levels of flood protection (ULOP)?				X	The project is not located in an area subject to 200-year urban levels of flood protection (ULOP). No impact will occur.
f. Expose people or structures to a substantial risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X		The project will not expose people or structures to a substantial risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam. A less than significant impact will result.
g. Create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems?			X		Adequate on- and/or off-site drainage improvements will be required pursuant to the Sacramento County Floodplain Management Ordinance and Improvement Standards. A less than significant impact will result.
h. Create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality?			X		Compliance with the Stormwater Ordinance and Land Grading and Erosion Control Ordinance (Chapters 15.12 and 14.44 of the County Code respectively) will ensure that the project will not create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality. A less than significant impact will result.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
11. GEOLOGY AND SOILS - Would the project:					
a. Expose people or structures to substantial risk of loss, injury or death involving 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?			X		Sacramento County is not within an Alquist-Priolo Earthquake Fault Zone. Although there are no known active earthquake faults in the project area, the site could be subject to some ground shaking from regional faults. The Uniform Building Code contains applicable construction regulations for earthquake safety that will ensure less than significant impacts.
b. Result in substantial soil erosion, siltation or loss of topsoil?			X		Compliance with the County's Land Grading and Erosion Control Ordinance will reduce the amount of construction site erosion and minimize water quality degradation by providing stabilization and protection of disturbed areas, and by controlling the runoff of sediment and other pollutants during the course of construction. A less than significant impact will result.
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, soil expansion, liquefaction or collapse?			X		Standard engineering and construction work compliant with existing building codes will be sufficient to ensure that the proposed project is stable. A less than significant impact will result.
d. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available?				X	The project consists of new telecommunication facilities and will not require wastewater disposal facilities. No impact will occur.
e. Result in a substantial loss of an important mineral resource?				X	The project is not located within an Aggregate Resource Area as identified by the Sacramento County General Plan Land Use Diagram, nor are any important mineral resources known to be located on the project site. No impact will occur.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
f. Directly or indirectly destroy a unique paleontological resource or site?			X		No known paleontological resources (e.g. fossil remains) or sites occur at the project location. A less than significant impact will result.
12. BIOLOGICAL RESOURCES - Would the project:					
a. Have a substantial adverse effect on any special status species, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community?			X		No special status species are known to exist on or utilize the site within the area of the project limits, nor would the project substantially reduce wildlife habitat or species populations. Refer to the Biological Resources discussion in the Environmental Effects section above.
b. Have a substantial adverse effect on riparian habitat or other sensitive natural communities?			X		Though the site includes the riparian area along the Sacramento River, no construction is proposed in the riparian area. Refer to the Biological Resources discussion in the Environmental Effects section above.
c. Have a substantial adverse effect on streams, wetlands, or other surface waters that are protected by federal, state, or local regulations and policies?			X		See Response 12.b.
d. Have a substantial adverse effect on the movement of any native resident or migratory fish or wildlife species?			X		The project site is already developed. Project implementation would not affect native resident or migratory species. A less than significant impact will result.
e. Adversely affect or result in the removal of native or landmark trees?			X		The project site includes native oak trees, many of which are very large, but none of the project construction will be taking place near these trees. A less than significant impact will result.
f. Conflict with any local policies or ordinances protecting biological resources?			X		The project is consistent with local policies/ordinances protecting biological resources.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
g. Conflict with the provisions of an adopted Habitat Conservation Plan or other approved local, regional, state or federal plan for the conservation of habitat?			X		There are no known conflicts with any approved plan for the conservation of habitat. A less than significant impact will result.
13. CULTURAL RESOURCES - Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource?			X		Historical resources have been identified on the project site but will not be impacted due to the proposed project. Refer to the Cultural Resources discussion in the Environmental Effects section above.
b. Have a substantial adverse effect on an archaeological resource?			X		The Northern California Information Center was contacted regarding the proposed project. A record search indicated that the project site is not considered sensitive for archaeological resources. A less than significant impact will result.
c. Disturb any human remains, including those interred outside of formal cemeteries?			X		No known human remains exist on the project site. Nonetheless, mitigation has been recommended to ensure appropriate treatment should remains be uncovered during project implementation. A less than significant impact will result.
d. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?			X		Notification pursuant to Public Resources Code 21080.3.1(b) was provided to the tribes and request for consultation was not received. Refer to the Cultural Resources discussion in the Environmental Effects section above.
14. HAZARDS AND HAZARDOUS MATERIALS - Would the project:					
a. Create a substantial hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X	The project does not involve the transport, use, and/or disposal of hazardous material. No impact will occur.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
b. Expose the public or the environment to a substantial hazard through reasonably foreseeable upset conditions involving the release of hazardous materials?				X	The project does not involve the transport, use, and/or disposal of hazardous material. No impact will occur.
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?				X	The project does not involve the use or handling of hazardous material. No impact will occur.
d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, resulting in a substantial hazard to the public or the environment?				X	The project is not located on a known hazardous materials site. No impact will occur.
e. Impair implementation of or physically interfere with an adopted emergency response or emergency evacuation plan?				X	The project would not interfere with any known emergency response or evacuation plan. No impact would occur.
f. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to or intermixed with urbanized areas?			X		The project is within a rural area of the unincorporated County and is located within the Local Responsibility Area according to the CalFire Fire Hazard Severity Zones Map (2007). Compliance with local Fire District standards and requirements ensures impacts are less than significant.
15. ENERGY – Would the project:					
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction?			X		The project is already existing with minor improvements that may increase energy consumption. Compliance with Title 24, Green Building Code, will ensure that all project energy efficiency requirements are net resulting in less than significant impacts.
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		The project will comply with Title 24, Green Building Code, for all project efficiency requirements. A less than significant impact will result.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant	No Impact	Comments
16. GREENHOUSE GAS EMISSIONS – Would the project:					
c. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		The project will not have the potential to interfere with the County meeting the goals of AB 32 (reducing greenhouse gas emissions to 1990 levels by 2020); therefore, the climate change impact of the project is considered less than significant.
d. Conflict with an applicable plan, policy or regulation for the purpose of reducing the emission of greenhouse gases?			X		The project is consistent with County policies adopted for the purpose of reducing the emission of greenhouse gases. A less than significant impact will result.

SUPPLEMENTAL INFORMATION

LAND USE CONSISTENCY	Current Land Use Designation	Consistent	Not Consistent	Comments
General Plan	Agricultural Cropland	X		
Community Plan	None	X		In the Delta Community.
Land Use Zone	AG-80 (F)	X		A Use Permit and Design Review are required.

INITIAL STUDY PREPARERS

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