

PUBLIC DRAFT
INITIAL STUDY and ENVIRONMENTAL CHECKLIST

FOR

*AT&T MOBILITY – NEW WIRELESS FACILITY
20201 MANZANITA DRIVE, WILLITS, CA*

November 26, 2019

**Lead Agency:
County of Mendocino**

Lead Agency Contact:
Mark Cliser, Planner I
Mendocino County Planning and Building Services
860 North Bush Street, Ukiah, CA 95482
(707) 234-6650

Section I Description Of Project/Project Summary

DATE: November 26, 2019

PROJECT TITLE: U_2019-0011 (AT&T MOBILITY – NEW WIRELESS FACILITY
20201 MANZANITA DRIVE, WILLITS, CA)

DATE FILED: July 3, 2019

APPLICANT: AT&T MOBILITY

PROJECT COORDINATOR: Mark Cliser

REQUEST: Major Use Permit to authorize construction and operation of a wireless communication facility consisting of a 143 ft. tall lattice tower with 12 antennas, various appurtenant equipment, ground equipment, generator, and equipment cabinet. Associated improvements include a gravel and paved access route to site. The proposed lattice tower will be located within a 1,800 sq. ft. fenced compound.

ENVIRONMENTAL DETERMINATION: Based on the attached Initial Study, the proposed Wireless Communications Facility would not have a substantial adverse impact on the environment, and a Negative Declaration is recommended.

LOCATION: 5.1± miles southeast of City of Willits center, lying on the east side of Manzanita Drive (CR 304C), 0.5± miles east of its intersection with Ridgewood Road (304A) located at 20201 Manzanita Dr., Willits (APN: 105-090-01).

Section II Project Description

INTRODUCTION: The proposal is construction and operation of a wireless communication facility consisting of a 143 ft. tall lattice tower with 12 antennas, various appurtenant equipment, ground equipment, generator, and equipment cabinet. Associated improvements include a gravel and paved access route to site. The proposed lattice tower will be located within a 1,800 sq. ft. fenced compound.

PROJECT OBJECTIVES: The Applicant is requesting construction of a 143 ft. tall lattice tower with 12 antennas, various appurtenant equipment, ground equipment, generator, and equipment cabinet. Associated improvements include a gravel and paved access route to site. The proposed lattice tower will be located within an 1,800 sq. ft. fenced compound. The proposed wireless facility will serve the community with High Speed Broadband Wireless Internet, Mobile Phone Services, and enhance public safety via FirstNet technology. At this time, there are no other carriers interested in co-location on the proposed tower. However, the tower design does feature “future” center lines for future carriers.

SETTING AND LOCATION: The proposed project site is located 5.1± miles southeast of City of Willits center, lying on the east side of Manzanita Drive (CR 304C), 0.5± miles east of its intersection with Ridgewood Road (304A) located at 20201 Manzanita Dr., Willits (APN: 105-090-01). Elevation of the project is approximately 2,154± feet Above Mean Sea Level (AMSL). The proposed lease area is located on the southern portion of the property, 55± feet from the adjacent parcel under same ownership, and will not interfere with the existing use of the subject property. The site is elevated just above the surrounding area and has great potential for line of site to the communities near the subject parcel. The property is covered with foliage creating natural “stealth” of the facility from the public right-of-way. The subject parcel is designated Upland Residential, 20 acre minimum parcel size, and has been previously developed. Structures on the parcel include a 936 sq. ft. foot mobile home and a 1,524 sq. ft. barn. All surrounding parcels are also zoned Upland Residential, with the nearest off-site residence, also under same ownership, approximately 540± feet to the northeast. The Applicant has stated that several other locations were considered but ultimately rejected due to restrictive CC&R’s that do not allow for commercial development. The selected site is also the least intrusive while still filling AT&T’s significant coverage gap. Additionally, the project site is the only property that is directly off a Public Right-Of-Way and does not utilize any shared private roads.

BASELINE CONDITIONS: Pursuant to CEQA Guidelines Section 15125, the Project Description is required to identify the existing baseline set of physical characteristics. For this project, the baseline conditions include a 20 foot wide AT&T non-exclusive access and utility easement, accessed via Manzanita Drive, a 1,524 sq. ft. barn and a 936 sq. ft. mobile home. The area in which the tower and facilities will be constructed is sparsely forested and on a minor grade, and is currently used for horses. The nearest residence is approximately 540± feet from the tower.

Section III Environmental Checklist.

"Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change, may be considered in determining whether the physical change is significant (CEQA Guidelines, Section 15382).

Accompanying this form is a list of discussion statements for all questions, or categories of questions, on the Environmental Checklist (See Section III). This includes explanations of "no" responses.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

An explanation for all checklist responses is included, and all answers take into account 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. The explanation of each issue identifies (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. In the checklist the following definitions are used:

"Potentially Significant Impact" means there is substantial evidence that an effect may be significant.

"Potentially Significant Unless Mitigation Incorporated" means the incorporation of one or more mitigation measures can reduce the effect from potentially significant to a less than significant level.

"Less Than Significant Impact" means that the effect is less than significant and no mitigation is necessary to reduce the impact to a lesser level.

"No Impact" means that the effect does not apply to the Project, or clearly will not impact nor be impacted by the Project.

INITIAL STUDY/ENVIRONMENTAL REVIEW: This section assesses the potential environmental impacts which may result from the project. Questions in the Initial Study Checklist are stated and answers are provided based on analysis undertaken.

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

- a) **No Impact:** The site is not designated as a scenic vista and due to the fact that the site is already a developed parcel, and most of the parcel is not visible from public vantage points, there will be no impact on any scenic vistas as a result of the project.
- b) **No Impact:** US Highway 101, which is the nearest Highway to the subject parcel, is not designated as a state scenic highway. Scenic resources such as trees and rock outcroppings will not be damaged as a result of the project given that the site is already developed and proposed new development will not require tree removal. Therefore, there will be no impact on scenic resources as a result of the project.
- c) **Less Than Significant Impact:** The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings due to the fact that the parcel is already developed and forested. Proposed new development will be visible from public vantage points but is surrounded by existing trees and vegetation that obscure its visibility. No vegetation removal other than the lease area footprint is proposed. Conditions of approval are recommended to ensure the facility is constructed in a manner consistent with the Guidelines for the Development of Wireless Communication Facilities for Mendocino County.
- d) **Less Than Significant Impact:** Two (2) lights are proposed for the facility. The proposed lights will be shielded and down tilted with motion sensors and automatic shut-off timers and will not cause a substantial amount of light or glare that will affect nighttime views in the area. The tower itself will have no lights. The communications tower will use matte finishes in its construction and will not create substantial amounts of glare. New antennas and all mounting hardware will be painted to blend in with the skyline. Final color shall be determined by Mendocino County Planning and Building Services. Likewise, appurtenant structures will be designed with matte finishes and not visible from public vantage points.

| <u>II. AGRICULTURE AND FORESTRY RESOURCES.</u> Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---|---|---|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (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 a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| <u>II. AGRICULTURE AND FORESTRY RESOURCES.</u> Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---------------------------------------|---|-------------------------------------|-------------------------------------|
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- a) **No Impact:** The proposed project will take not take place on land designated as Prime or Unique Farmland. Therefore, there will be no impact on Prime, Unique or Farmland of Statewide Importance as a result of the project.
- b) **No Impact:** The project site is zoned Upland Residential. Under the Farmland Mapping and Monitoring Program (FMMP) of the California Department of Conservation, Division of Land Resource Protection, the subject property is a mixture of Grazing Land and Rural Residential & Rural Commercial. No Williamson Act contracted lands are adjacent to the project site. The proposed Project will not conflict with any existing zoning or policies protecting agricultural resources.
- c & d) **No Impact:** The proposed development is located entirely within an Upland Residential zoning district. Timber Production Zones are not located adjacent to the parcel boundaries and there will be no loss or conversion of forest land to non-forest use. Therefore, there will be no impact.
- e) **No Impact:** As noted in the above answers to a) through d) the project will not result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use. The site has an existing residential and agricultural use. The area of the parcel proposed for development is zoned Upland Residential, and this application will not encroach upon any resource designated lands.

| <u>III. AIR QUALITY.</u> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---------------------------------------|---|-------------------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of any applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

a - b) No Impact: The eastern portion of Mendocino County is characterized by warm, dry summers and cool, wet winters. MCAQMD operates air monitoring stations in Fort Bragg, Ukiah, and Willits. Based on the results of monitoring, the entire County is in attainment for all State standards with the exception of particulate matter less than 10 microns in size (PM10). The most common source of PM10 is wood smoke from home heating or brush fires and dust generated by vehicles traveling over unpaved roads. A PM10 attainment plan was finalized in 2005 that provides regulations for construction and grading activities and unpaved roads. The proposed project does not conflict with any rules or regulations put in place by the Mendocino County Air Quality Management District (MCAQMD). The Air District has set rules for the installation of wood stoves, but not any related to the control of other PM10 sources. Because there are no woodstoves or other burning associated with the construction and operation of communications facilities, there would be no impact as a result of implementing the proposed project. The proposed project has the potential to increase PM10 in the immediate vicinity of the site during access road construction due to the road conditions. The proposed construction and use of internal access roads, if constructed in conformance with the conditions of approval, is not expected to contribute substantially to PM10 levels such that a significant impact would result. Local impacts to the area during construction would be less than significant using standard dust control measures. Conditions of Approval are recommended that will ensure the project will achieve compliance with MCAQMD standards.

b) Less Than Significant Impact:

c) Less Than Significant: As discussed, there are no applicable adopted standards set by the MCAQMD for regulating PM10. The MCAQMD does not meet state standards for PM10 largely as result of wood smoke from home heating or brush fires and dust generated by vehicles traveling over unpaved roads. MCAQMD operates air monitoring stations in Fort Bragg, Ukiah, and Willits. Based on the results of monitoring, the entire County is in attainment for all State standards with the exception of particulate matter less than 10 microns in size (PM10). In addition, Policy RM-43 directs the County to “reduce the effects of earth-moving, grading, clearing, and construction activities on air quality”.

Construction efforts are generally short term and operations of wireless towers are generally automated. Limited maintenance visits will not contribute substantially to air quality impacts as regular maintenance will generally require monthly visits by single vehicles.

Operations of wireless communications facilities would not create an ongoing or permanent source of dust or other emissions that would contribute to a considerable net increase in PM10 or other pollutants.

Construction efforts could create some fugitive dust but this would be intermittent and temporary. The proposed project has the potential to increase PM10 in the immediate vicinity of the site during access road construction due to the road conditions. The proposed construction and use of internal access roads, if constructed in conformance with the conditions of approval, is not expected, however, to contribute substantially to PM10 levels such that a significant impact would result. Local impacts to the area during construction would be less than significant using standard dust control measures. Conditions of Approval are recommended that will ensure that the project will achieve compliance with MCAQMD standards.

The proposed project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation and would not result in cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment. Therefore, there would be a less than significant as a result of implementing the proposed project.

- d - e) No Impact:** Neither construction nor operation of wireless communications facilities would result in substantial pollution concentrations that could impact sensitive receptors, or result in objectionable odors, as there are no sensitive receptors nearby and the site is in a rural area

| <u>IV. BIOLOGICAL RESOURCES.</u> Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---|---|---|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife 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, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native 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"/> |

- a) **No Impact:** The proposed project will not 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 Wildlife (CDFW) or U.S. Fish and Wildlife Service, as none have been identified on the parcel. The subject application was referred to CDFW, but no comments were received.
- b - c) **No Impact:** A National Wetlands Inventory map indicates the presence of a Riverine on the subject parcel approximately 320 feet northeast of the project site. However, there is no riparian habitat or other sensitive natural community identified on the portion of the parcel proposed for development or in close proximity to the area of proposed development. Therefore, no substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife (CDFW) or US Fish and Wildlife Service is expected. The subject application was referred to CDFW but no comments were received.

- d) **No Impact:** The proposed project will not substantially interfere with the movement of any native resident or migratory fish or wildlife species as the proposed project proposes limited new development in disturbed areas and no new access roads are required for construction. No wildlife species of concern have been identified within the project area.
- e) **No Impact:** The proposed project does not conflict with any local policies or ordinances protecting biological resources or tree preservation policies.
- f) **No Impact:** The proposed project will not conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved habitat conservation plan as there are none that exist that would be applicable to the project site.

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

a – c) **No Impact:** The Mendocino County Archaeological Commission accepted the submitted Cultural Resources Investigation prepared by Geist Engineering and Environmental Group, Inc. dated December 2, 2019 at its December 11, 2019 meeting and recommended that only the standard discovery clause condition be applied to the proposed project as no sites were identified in the Investigation. A Standard Condition advises the property owner of the Discovery Clause, which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project.

- d) **No Impact:** The proposed project will not disturb any known human remains as no remains or cemeteries have been documented on the project site. Therefore, there will be no impact.

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

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- a) **Less Than Significant Impact:** The subject parcel lies approximately 3.6 miles east of the Maacama Fault Zone and would be subject to ground shaking in the event of major seismic activity. Current State Building Code regulations will apply to the project, which will likely include soils reports to address potential seismic and wind conditions. The project is not expected to pose a substantial risk to people due to a seismic event given population density and that no residential structures exist within its vicinity. This project does not conflict with any state or local seismic hazard policy or plan. The site, like the rest of Mendocino County, is subject to some seismic-related ground shaking if an earthquake were to occur but again the proposed project does not conflict with any applicable policies or plans. No landslides have been documented on the project site and given the relatively flat nature of the site there is no concern related to landslides resulting from the project. The site is not designated as an area with potential for liquefaction and is not located on an active fault.
- b) **Less Than Significant Impact:** Minimal grading and ground disturbance is required to accommodate the proposed project as the site is relatively level. Grading activities include site development and trenching to underground utilities. There is no proposed development of internal access roads to access the facility location. The project Applicant estimates approximately 33.33 cubic yards to be removed and replaced for trenching, 50 cubic yards for leveling of the tower site, and 81 cubic yards for the footing of the tower. The 81 cubic yards will be spread evenly around the site. Conditions of Approval are included to ensure that the project is developed in conformance with Mendocino County Code (MCC) requirements and to prevent soil erosion.
- Potential development impacts will be kept to a minimum with the uniform application of standard construction site erosion control requirements recommended in the conditions of approval, and those regulations found in MCC Chapter 16.30 Stormwater Runoff Pollution Prevention Procedure. Additionally, conditions of approval are recommended to ensure that disturbed areas are re-seeded after disturbance to reduce potential soil loss.
- c) **No Impact:** The soils present on the property do not comprise of soils that are unstable or would become unstable and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse as a result of the project. The site is not designated as an area with potential for liquefaction and is not located on an active fault.
- d) **No Impact:** The proposed site does not contain soils meeting the criteria of expansive soils as defined in Table 18-1-B of the Uniform Building Code (1994); therefore, there will be no impact as a result of the project.
- e) **No Impact:** The site contains an existing septic system that has been determined by the Mendocino County Division of Environmental Health to be adequate to serve the existing development. The proposed development of a wireless communications facility will not require any additional sewage disposal. Therefore, the soils at the site are capable of supporting on-site sewage disposal.

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

- a) **Less Than Significant Impact:** Construction activities associated with wireless communications facilities could generate greenhouse gases (GHGs) from the engine emissions of construction equipment, but these activities are limited in scope and duration and would not contribute significantly to GHG emissions. Once constructed, wireless facilities require power to operate, however energy use and associated GHG emissions would be minimal. Given that construction is short term and the project scale is relatively small, the proposed project would not have a measurable or considerable contribution to the cumulative GHG impact at the local, regional or state level. Another source of potential greenhouse gas emissions from the project is the back-up generator that is proposed, which will only be turned on in case of power outage or emergency situations. In addition to the generators, vehicles accessing the project site for monthly scheduled maintenance will occur. It is expected the scheduled maintenance will require one (1) vehicle per carrier per month to access the project site. These potential emissions are not considered significant. Therefore there would be a less than significant impact as a result of implementing the proposed project.
- b) **No Impact:** Mendocino County's General Plan focuses on energy development and energy policy in its response to GHGs. Because the construction or expansion of existing wireless communications facilities would not conflict with such policies and would not require additional energy development or create a need for additional energy generation facilities, there would be no impact as a result of the proposed project.

| <u>VIII. HAZARDS AND HAZARDOUS MATERIALS.</u> Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---|---|---|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---------------------------------------|---|-------------------------------------|-------------------------------------|
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- a) **Less Than Significant Impact:** The Applicant is proposing to install a 30-kilowatt generator, to be used solely for providing emergency power during periods of energy transmission interruption and for routine testing, and a 190-gallon diesel storage tank. Fuel trucks will need to access the site to refuel diesel and the number of trips will depend on the number and length of primary line power outages. The periodic transport of diesel fuel to the site is not expected to create a significant hazard to the public or the environment.
- b) **Less Than Significant Impact:** Materials such as oil and diesel fuel used for the generator are subject to a Hazardous Materials Management Plan (HMMP) as approved by the County Department of Environmental Health (DEH). The plan identifies actions to be taken should a fuel or oil spill occur on site, including cleanup methods and appropriate agencies to contact in an emergency situation. Utilization of a generator as a back-up power source for wireless telecommunication facilities is common and staff is unaware of any fuel spill associated with any existing facilities in the County. An HMMP may not be required for this site given the small amount of fuel storage proposed; however, staff has included a condition of approval to ensure that one is prepared if it is in fact required by DEH.
- c) **No Impact:** There are no emissions, such as exhausts or chemicals, materials, substances, or waste associated with wireless communications facilities that could present a health hazard to nearby residents, with the exception of radio frequency radiation. The nearest existing or proposed school is located approximately 4.6 miles northwest of the project site. The Applicant has demonstrated conformance with EMF standards. Therefore, there would be a less than significant impact from emissions as a result of implementing the proposed project.
- d) **No Impact:** The project site is not listed as a hazardous materials site on any list compiled pursuant to Government Code Section 65962.5.
- e) **No Impact:** The project site is not located within an airport zone and there are no airports within close proximity.
- f) **No Impact:** The project site is not near any private airstrips; therefore, there will be no impact to safety for people residing or working in the project area.
- g – h) **Less Than Significant Impact:** The proposed project will not impair the implementation nor physically interfere with an adopted emergency response plan or emergency evacuation plan. The project parcel is located in an area classified a "Very High Fire Hazard" severity rating. Fire protection services for wildland areas are provided by the California Department of Forestry and Fire Protection (CalFire) and the Little Lake Fire Protection District for structural protection. The project application was referred to the CalFire for input. CalFire responded stating that the Applicant is required to maintain address and driveway standards. Additionally, Calfire requires the Applicant maintain defensible space and fuels modification standards. The Little Lake Fire Protection District did not provide any comments on the project. A Condition of Approval is recommended to ensure compliance with recommendations provided by CalFire.

The proposed development consists of construction of a wireless communications tower and will not cause the exposure of people or structures to a significant risk of loss, injury or death involving wildland fires than that existing at the site today.

| IX. HYDROLOGY AND WATER QUALITY. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| k) Result in an increase in pollutant discharges to receiving waters considering water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| l) Have a potentially significant impact on groundwater quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| m) Impact aquatic, wetland or riparian habitat? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- a) **No Impact:** The proposed project will not violate any water quality standards or waste discharge requirements. The project application was referred to pertinent agencies for comment and no responses were received expressing concerns regarding violation of water quality or waste discharge requirements.
- b) **No Impact:** The proposed project will not require the use of or otherwise interfere with groundwater supplies and will not substantially deplete groundwater supplies such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The subject parcel has existing water facilities and no concern was expressed by the Mendocino County Division of Environmental Health as to potential for interference or depletion of groundwater supplies.
- c) **Less Than Significant Impact:** The proposed project will not substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion or siltation or flooding on- or off-site. The property has existing development. The proposed grading activities will not alter existing drainage patterns and will follow all best management practices.
- d) **Less Than Significant Impact:** The proposed project will not substantially alter the existing drainage pattern of the site or area, no stream or river alteration will result from the project, nor will the project substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.
- e - f) **No Impact:** The proposed project will not 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. There are no existing or planned storm drainage systems that the proposed project would impact. Runoff from the site will not be significantly increased nor be polluted as there are minimal additional areas of development proposed under the project. The proposed project would not result in any degradation of water quality within the vicinity of the project.
- g - j) **No Impact:** The project site is not located within a Flood Hazard zone and as such there would be no impact from the project in terms of placement of structures within a Flood Hazard zone. There is no levee or dam within proximity to the project site; therefore, the proposed project will not expose people or structures to any hazards associated with the failure of a levee or dam. The site is not located within a mapped seiche, tsunami, or mudflow hazard area.
- k) **No Impact:** The proposed project is not anticipated to create any pollutant discharges beyond those of existing use of the parcel. Therefore, the proposed project will not result in an increase in pollutant discharges to receiving waters.
- l) **No Impact:** The proposed project does not include any development that could substantially impact groundwater quality.
- m) **Less Than Significant:** The subject parcel includes a riparian habitat. However, the location of the proposed facilities is approximately 320 feet from the habitat. Potential development impacts will be kept to a minimum with the uniform application of standard construction site erosion control requirements recommended in the conditions of approval, and those regulations found in MCC Chapter 16.30 Stormwater Runoff Pollution Prevention Procedure. Additionally, conditions of approval are recommended [mc1]that will ensure the project will achieve compliance with Section 4.8 of the Mendocino County General Plan regarding Water Quality.

| <u>X. LAND USE AND PLANNING.</u> Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---|---|---|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- a) **No Impact:** The proposed development will be located on an existing parcel in a low density residential area and will not physically divide an established community.
- b) **No Impact:** The proposed project is in conformance with all local regulations. Conditions of Approval have been recommended to ensure that the proposed development is constructed in such a manner that any potential impacts are avoided.
- c) **No Impact:** The proposed project will not conflict with any habitat conservation plan or natural community conservation plan as there are none that exist that would be applicable to the resources identified on the project site.

| <u>XI. MINERAL RESOURCES.</u> Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---------------------------------------|---|-------------------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- a) **No Impact:** There are no known mineral resources within the project area; therefore, there will be no loss of availability of a known mineral resource as a result of the project.
- b) **No Impact:** There are no delineated locally-important mineral resources within the project boundaries; therefore, there will be no loss in locally-important mineral resource recovery sites.

| <u>XII. NOISE.</u> Would the project result in: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---------------------------------------|---|-------------------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- a – b) **Less Than Significant Impact:** The proposed wireless communication facility and associated generators, vehicular traffic, and grading proposed to accommodate the improvements may expose people to temporary noise. No excessive noise or excessive ground-borne vibration will result from the project that would violate a local general plan or noise ordinance as all development within the Mendocino County is subject to Exterior Noise Limit Standards specified in Appendix C of Division I of Title 20 of Mendocino County Code.
- c – d) **No Impact:** Wireless communication facilities do not create significant noise or vibration in the course of normal operations. This facility proposes the use of a generator as a back-up power source in the event of a power outage, expected or unexpected. The proposed project is subject to section 20.236.025(D)10 that prevents the use of a generator unless the Applicant can demonstrate that it will be inaudible beyond the boundaries of the property containing the wireless facility. The operation of wireless communication facility would not increase periodic ambient noise levels in the project vicinity. Antennas or other facilities located on buildings or roofs would not expose occupants to increased noise levels. Noise levels could increase temporarily during the construction period. Therefore, there will be no impact as a result of the proposed project.
- e – f) **No Impact:** The site is not located within an airport zone and there are no private airstrips within close proximity to the project that would subject people residing or working in the project area to excessive noise levels.

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

- a) **No Impact:** The proposed project consists of construction of a wireless communications facility and associated internal access roads and related equipment. The proposed project will not induce substantial population growth as the project is not residential or commercial in nature nor does it extend major infrastructure that would induce population growth.

- b & c) **No Impact:** The proposed project does not displace any existing housing. No residential structures are being removed as a result of the project. The project does not displace any people and therefore would not necessitate construction of replacement housing elsewhere.

| <u>XIV. PUBLIC SERVICES.</u> | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---------------------------------------|---|-------------------------------------|-------------------------------------|
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Medical Services? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- a) **No Impact:** The proposed project will not result in adverse impacts associated with provision of governmental facilities or need for new or physically altered governmental facilities that may result in environmental impacts in order to maintain acceptable service ratios and response times for public services. This is primarily due to the fact that the property already contains an existing residential and agricultural use type that has existed for many years and the proposed application will not result in an increase in use of the property beyond existing levels; therefore, there will be no impact to public services. The tower will be built to provide co-location opportunities for future carriers or public safety entities. As such, the project will be beneficial for public services in the area.

The parcel is located in an area classified with a "Very High Fire Hazard" severity rating. Fire protection services for wildland areas are provided by the California Department of Forestry and Fire Protection (CalFire) and the Little Lake Fire Protection District for structural protection. The project application was referred to the CalFire for input. CalFire responded stating that the Applicant is required to maintain address and driveway standards. Additionally, Calfire requires the Applicant maintain defensible space and fuel modification standards. Little Lake Fire Protection District did not provide any comments on the project. A Condition of Approval is recommended to ensure compliance with recommendations provided by CalFire.

| <u>XV. RECREATION.</u> | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---------------------------------------|---|-------------------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- a & b) **No Impact:** The site is already developed with the existing residential and agricultural use and this application does not seek to change any of the existing uses - it solely requests addition of a wireless communication facility to the parcel. Therefore, there will be no increase in the use of existing neighborhood and regional parks and recreational facilities as a result of the project and no recreational facilities are required that may adversely affect the environment.

| <u>XVI. TRANSPORTATION/TRAFFIC.</u> Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|-------------------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- a & b) **No Impact:** The proposed project, which consists of construction of a new wireless communication facility and associated equipment, will not conflict with any plan, ordinance, or policy that establishes measures of effectiveness for the performance of the circulation system. Additionally, the proposed project will not conflict with any applicable congestion management program. After construction is complete, maintenance workers are anticipated to visit the site approximately once per month, resulting in few additional vehicle trips per day than what presently exists from existing uses on the parcel. No change in service levels is anticipated as a result of the project.
- c) **No Impact:** The project site is not located within an airport zone nor is it in close proximity to a private airstrip. Therefore, the proposed project would not impact air traffic patterns.
- d) **No Impact:** The proposed project will not increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses, as the site is already developed with an existing use and this application proposes additional development that utilizes the existing access point onto Manzanita Drive Road (CR 304C), none of which will create a traffic hazard.

- e) **Less Than Significant Impact:** The proposed project will not result in inadequate emergency access. The primary concern for emergency access is remote areas is for wildland fires. The parcel is located in an area classified with a "Very High Fire Hazard" severity rating. Fire protection services for wildland areas are provided by the California Department of Forestry and Fire Protection (CalFire) and the Little Lake Fire Protection District for structural protection. The project application was referred to the CalFire for input. CalFire responded stating that the Applicant is required to maintain address and driveway standards. Additionally, Calfire requires the Applicant maintain defensible space and fuels modification standards. Little Lake Fire Protection District did not provide any comments on the project. Conditions of Approval are recommended to ensure compliance with recommendations provided by CalFire. Mendocino County Department of Transportation responded to the projects referral with "no comments at this time".
- f) **No Impact:** The proposed project will not conflict with any adopted policies, plans or programs related to transportation and traffic or otherwise decrease the performance or safety of transportation facilities. The Mendocino County Department of Transportation provided no concerns or comments related to potential conflict of the project with any adopted policies, plans or programs.

| <u>XVII. TRIBAL CULTURAL RESOURCES.</u> Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a 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 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) 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 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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- a & b) **No Impact:** The Mendocino County Archaeological Commission accepted the submitted Cultural Resources Investigation prepared by Geist Engineering and Environmental Group, Inc. dated December 2, 2019 at its December 11, 2019 meeting and recommended that only the standard discovery clause condition be applied to the proposed project as no sites were identified in the Investigation. A Standard Condition advises the property owner of the Discovery Clause, which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project.

Additionally, the project application was referred to various tribes that requested consultation on planning projects under Assembly Bill (AB) 52 and no additional comments or concerns were expressed by the tribes receiving the referral.

| <u>XVIII. UTILITIES AND SERVICE SYSTEMS.</u> Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- a & b) **No Impact:** The proposed project will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board, as no wastewater will be generated from the proposed project. Additionally, the project will not require the construction of new or expanded water or wastewater treatment facilities, as there are no centralized systems that serve the site and the project does not require water or wastewater service.
- c) **No Impact:** Storm water drainage is handled on-site and is generally just natural drainage of the site without improved storm water facilities. No new or expanded storm water drainage facilities are required as a result of the project that could cause a significant environmental effect.
- d) **No Impact:** No water supply is necessary for the proposed project; therefore, water supplies are found to be sufficient and no new or expanded entitlements are needed.
- e) **No Impact:** The project site is not served by a wastewater treatment provider and there is no district nearby that would feasibly be extending service to the parcel in the future. Additionally, no septic infrastructure is necessary to accommodate the proposed development.
- f & g) **No Impact:** Curbside pick-up is available to the parcel. Additionally, Solid Waste of Willits is located within 6.9± miles of the project site and can accommodate the solid waste disposal needs of the site. No projected long-term increase in solid waste generation is anticipated as a result of the project, but there will be short-term increases associated with construction materials during construction of the proposed

new development. Construction debris will be properly disposed of after completion of the proposed development. There will be no impact to capacity as a result of the project and the proposed project is in compliance with federal, state, and local statutes for solid waste disposal.

| <u>XVIV. MANDATORY FINDINGS OF SIGNIFICANCE.</u> | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---------------------------------------|---|-------------------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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 which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- a) **Less Than Significant Impact:** Based on the discussion in Section IV Biological Resources and throughout the report, there is no evidence that the project has the potential to degrade the quality of the environment. Based on discussion in Section V Cultural Resources and throughout the report, there is no evidence to support a finding that the project would have the potential to eliminate important examples of the major periods of California history or prehistory.
- b) **No Impact:** The nearest wirelesscommunication facility that staff is aware of is located approximately 3.6± miles to the southwest of the project site near the intersection of Black Bart Drive (CR 370) and State Highway 101 (SH 101), addressed at 370 Black Bart Drive. There are no impacts associated with the current project that become significant when considered in conjunction with other existing or planned facilities in the vicinity. The Applicant's submitted Radio Frequency Emissions Compliance Report has demonstrated conformance with EMF standards.
- c) **Less Than Significant Impact:** Staff is aware of public concerns regarding potential health effects based on environmental effects of radio frequency emissions from these types of wireless telecommunication facilities. The Federal Communications Commission (FCC) has set maximum permissible exposure limits for radio frequency transmitters, and the Telecommunications Act of 1996 prohibits local governments from regulating wireless service facilities based on environmental effects of radio frequency emissions as long as the facilities comply with FCC regulations for emissions.

The wireless communications facility will be within a compound that is surrounded by a locked chain link fence is not in a location likely to be accessed by anyone other than maintenance personnel. Appropriate signage will be posted disclosing that the facility is not to be accessed by anyone other than maintenance personnel.

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 in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

1/17/2020

DATE

MARK CLISER
PLANNER I