



County of Yuba

Community Development & Services Agency

915 8th Street, Suite 123, Marysville, CA 95901

Planning Department

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DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

MEETING DATE: November 3, 2022

TO: DEVELOPMENT REVIEW COMMITTEE

FROM: Vanessa Franken, Planner II

RE: MINOR USE PERMIT CUP 2022-0009 (AT&T Tower)

REQUEST: The applicant is requesting to permit a 125 foot tall 5G wireless communications facility for a property located at 3456 Warehouse Road, in the Arboga Community (APN: 014-300-078).

RECOMMENDATION: Staff recommends that the Development Review Committee (DRC) adopt the attached Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, and approve Conditional Use Permit CUP 2022-0009 subject to making the necessary findings and the conditions of approval contained herein (Attachment 2).

BACKGROUND/DISCUSSION: The applicant, Nick Tagas, is requesting approval of a Conditional Use Permit to construct a 125' tall monopole tower with a total of 15 antennas, associated shelter, equipment, & 100 gallon water storage tank situated on a concrete slab measuring 40' in length and 40' in width for a total of a 1,600 square foot lease area. The area containing the monopole would be enclosed by a 6' tall chain link fence with barbed wire & with a locked access gate. There is no lighting proposed as part of the project. In addition, there are no generators proposed at this point in time that may potentially generate noise. Gravel roads are proposed to provide access to the lease area for recurring maintenance and to allow the property to be developed further in the future. The property has the ability to connect to Olivehurst Public Utility District (OPUD) for public water & sewer for connections.

The project site is located at 3456 Warehouse Road (APN: 014-300-078) on a 2.19 acre parcel which is located on the south side of Plumas Arboga Road & on the west side of Arboga Road, in the community of Arboga. The Yuba County General Plan identifies this property as the Valley Neighborhood land use designation. The current zoning of the site is "CIV" Civic Center & falls within the Plumas Lake Specific Plan (PLSP). The applicant is seeking to improve internet service in the Arboga & Olivehurst area in Yuba County with the installation of the aforementioned monopole tower. The proposed location will provide necessary LTE wireless cell phone signal to AT&T customers within the area. The new tower will provide for an

approximate 0.58 mile wide service area of reliable indoor/outdoor LTE service & a 0.91 mile area of reliable transit service coverage.

The project site contains an existing out building & several existing trees. The nearest building to the lease area is a single family home on a neighboring property at 3452 Warehouse Road (APN: 014-300-017) that is roughly 250 feet from the proposed tower. The proposed lease area containing the 125' tall monopole would be the 40' in length and 40' in width for a total of a 1,600 square foot lease area, located with the intent to be situated north of the water holding tank of the adjacent property. The intent is to locate the tower as far as possible from the existing home & for screening purposes as well. Early consultation routing notice was sent to OPUD for comment on the project located adjacent to their facility, none were received.

As mentioned previously, the project site falls within the PLSP, which codes & requirements for wireless communication facilities are non-existent. For this reason, Staff has referenced the Yuba County Development Code to provide development and land use standards. The Yuba County Development Code address cell towers under Section 11.32.290 Wireless Communications Facilities (WCF). The project has been conditioned to meet all the requirements of Section 11.32.290 Wireless Communications Facilities, applicable Specific Plan requirements, & all other standards as indicated by the Yuba County Development Code.

SURROUNDING USES:

	GENERAL PLAN LAND USE DESIGNATION	ZONING	EXISTING LAND USE
Project Site	Valley Neighborhood	CIV/PF	Vacant (Existing/Unused Accessory Building)
North	Valley Neighborhood	CSC	Vacant
East	Valley Neighborhood	CSC	Vacant
South	Valley Neighborhood	RS	Residential
West	Valley Neighborhood	CIV/PF	Water Treatment Plant

Surrounding properties range in size from 0.50 to 10 acres in size and are utilized as either public facility sites, such as the OPUD water treatment facility, or as vacant land anticipated to be used as commercial sites in the future. The residential site directly adjacent to the south is the closest residential parcel to the proposed facility. The house is roughly ± 240 feet away from the facility lease are.

GENERAL PLAN/ZONING: The project site is designated as Valley Neighborhood on the 2030 General Plan Land Use Map. The Valley Neighborhood land use classification is a mixed land use designation that allows for a variety of residential, commercial, and other land uses. The intent of the General Plan designation is to provide for the full range of housing types, commercial and public services, retail offices, and other components of a complete neighborhood in valley portions of the County. The current zoning of the site is "CIV" Civic Center & falls within the Plumas Lake Specific Plan. The intent of the Civic Center zoning designation is to provide a range of civic functions to the community. The facility is temporary & may be

removed after the lease agreement is up & will allow for future civic development to occur in the future. The proposed project is consistent with both the General Plan designation & zoning district. The project complies with the following General Plan Policies:

- 1. Policy CD2.1: The County will encourage infill development and redevelopment of vacant and underutilized properties within existing unincorporated communities.*

The proposed project is located on a vacant 2.19 acre parcel that is proposed to be developed with a 125' tall monopole tower with a total of 15 antennas, associated shelter, equipment & 100 gallon water storage tank situated on a concrete slab measuring 40' in length and 40' in width for a total of a 1,600 square foot lease area. The proposed location will provide necessary LTE wireless cell phone signal to AT&T customers within the area. The new tower will provide for an approximate 0.58 mile wide service area of reliable indoor/outdoor LTE service & a 0.91 mile area of reliable transit service coverage.

It has been determined that the Civic Center zoning designation, may be equated to the Public Facilities zoning designation that is housed within the Special Purpose District, Chapter 11.10 of the Yuba County Development Code. The purpose of the Public Facility zone is to "Provide for the location of properties which are used for, or are proposed to be used for public purposes or for specified public utility purposes". The intent of the facility is to improve cellular coverage for AT&T customers within the local area.

Per section 11.32.290(C)(3) Wireless Communications Facilities, wireless facilities that are less than 125 feet in height within any Special Purpose District require approval of a Minor Conditional Use Permit. Design review is also required for properties within the Plumas Lake Specific Plan. A comprehensive design review ensuring aesthetic requirements, screening & camouflage design of the facility was captured through the provided landscape plans. The design review component is a separate application from this Use Permit entitlement & is processed separately.

ENVIRONMENTAL REVIEW: Staff has prepared a Mitigated Negative Declaration and Mitigation Monitoring Plan (Attachments 3 and 4) pursuant to the California Environmental Quality Act (CEQA) Section 15070 (b) (1).

During the initial study of the project, no potential impacts to the environment were identified that could not be reduced through mitigation measures to a level that is less than significant. The initial study discusses the following project impacts: Aesthetics (no light spillage), Air Quality (meet all FRAQMD standards), Cultural Resources (undiscovered cultural remains), and Hazards and Hazardous Materials (vegetation clearance). Therefore, a Mitigated Negative Declaration was prepared for the proposed project.

The environmental document was circulated for the required 20-day review period and comments received to date are listed in the Department and Agency Review section of this staff report.

COMMENTS: The project was circulated to various agencies and County departments for review and comment during the early consultation phase and the environmental review stages of the project. The following is a summary of comments:

- County Staff – The Public Works Department, Environmental Health Department, Broadband Department and Building Department have reviewed the project and provided comments and/or conditions of approval that are incorporated into the attached Conditions of Approval.
- FRAQMD – New development must adhere to any mitigation measures proposed to reduce construction or operational air quality impacts.
- RD 784 – Summary of comments have been incorporated into the attached Conditions of Approval.

Advisement of the public hearing was sent via mail to adjacent parcels within a 300 foot radius of the project, no comments have been received.

FINDINGS: Projects are evaluated for consistency with the County's General Plan, conformance with the County's Zoning Ordinance, and potential for impacts to the health, safety and welfare of persons who reside or work in the area surrounding the project. In the case of addressing project impacts to health, safety, and welfare, specific findings need to be met for each entitlement. Below are the findings for each project entitlement needed for project approval.

Conditional Use Permit:

1. *The proposed use is allowed within the applicable zoning district or overlay district and complies with all applicable provisions of the Development Code and all other titles of the Yuba County Code.*

The proposed project is allowed with a Minor Conditional Use Permit per Section 11.32.290 Wireless Communication Facilities, of the Development Code and the project has been conditioned to meet all the other requirements of the Development Code, California Building Code and the Federal Communication Commission.

2. *The proposed use is consistent with the General Plan, and any applicable adopted community or specific plan.*

The project site is located in the Valley Neighborhood 2030 General Plan land use designation that is intended to provide a wide range of community services. The proposed use is consistent with the "VN" General Plan designation as public facilities and infrastructure is an allowed use. The project is located within a specific plan area & has been designed to meet applicable requirements of the community plan.

3. *The proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the surrounding area.*

The proposed use at this particular site is desirable as the property is currently vacant and underutilized. The proposed location will provide necessary LTE wireless cell phone signal to AT&T customers within the area. The new tower will provide for an approximate 0.58

mile wide service area of reliable indoor/outdoor LTE service & a 0.91 mile area of reliable transit service coverage.

4. *The proposed use will not be adverse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements.*

The proposed cell tower would be located on a 2.19-acre parcel and specifically on a 40' in length and 40' in width for a total of a 1,600 square foot lease area. Additionally, fencing will be provided to ensure that the cell tower and its associated facilities are adequately protected and kept secure from public access; a 6-foot in height chain-link fence with barbed wire is proposed. The proposed tower will be constructed in compliance with all California building codes and FCC regulations. As discussed in the project's environmental document, the project will not pose a significant risk in terms of emission of any electromagnetic radiation. The Federal Communications Commission (FCC) has produced a guide that ensures that antenna facilities (such as the one proposed) comply with safe limits of electromagnetic exposure for humans.

To ensure compliance with the FCC guidelines, the applicant obtained a report from OSC Engineering Inc., to evaluate the proposed project's compliance with human exposure to radio frequency (RF) electromagnetic fields. The study determined that the RF Exposure is FCC compliant. Considering the extreme low risk of electromagnetic exposure and the required structural integrity of the tower, people living or working near the towers will not experience a decrease in their level of health, safety, and welfare.

5. *The proposed use complies with any design or development standards applicable to the zoning district or the use in question unless waived or modified pursuant to the provisions of this Code.*

The project has been conditioned to meet Yuba County Development Code Section 11.32.290, Wireless Communication Facilities. Staff has reviewed the location and siting, height requirements, design and screening, security and maintenance requirements, radio frequency standards, noise, and fire prevention. Furthermore, 11.32.290(D)(9)(a) requires the decision-making authority to make the following findings in regards to design and development:

- i. *The proposed use conforms with the specific purposes of this article and any special standards applicable to the proposed facility;*

The proposed project meets all requirements of Section 11.32.290 Wireless Communication Facilities, the California Building Code and the Federal Communication Commission.

- ii. *The proposed communication facility is a co-location or camouflage facility or the applicant has provided reasonable justification to demonstrate that a co-location or camouflage facility is not feasible and a new ground-mounted antenna, monopole, or lattice tower is needed;*

The applicant has demonstrated that a new tower is needed in the area and is applying for the Minor Conditional Use Permit for the facility. The tower is proposed to be surrounded by trees and vegetation, and the lease area is to be located 10 feet from all property lines.

- iii. *The proposed site and wireless communication facility has been designed to achieve compatibility with the surrounding community and limit environmental impacts to the extent reasonably feasible in accordance with the provisions of this Chapter.*

As previously mentioned in the staff report, the immediate area of the project area is in need of cellular and network improvement. This site was specifically chosen to improve the service in the area and the lack of biological and environmental concerns at the site made it a suitable choice for placement of the proposed facility.

6. *The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and reasonably foreseeable future land uses in the vicinity.*

The project design, location, size, and operating characteristics, as conditioned with the project conditions of approval, will be compatible with all existing and future development near the project. With increase of cellular phone data use and the increase in internet use and networking, the proposed use will allow for better connectivity in an area that historically has had issues with internet coverage. Additionally, the temporary tower & gravel roads allow for the site to be developed further in the future.

7. *The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints.*

The proposed project site is 2.19 acres in size and is located within an area of Yuba County that is planned for further subdivision build out. The project will be built on an area that is cleared and void of trees & also intently situated on a portion of the project property that will have the facility screened by existing masonry walls, an existing water treatment facility & to be located as far as possible from existing homes. Access to the project site is proposed off an existing driveway located off Plumas Arboga Road that is currently unused. Electrical service will be added to the project site. There are no physical restraints existing on the project site.

8. *An environmental determination has been prepared in accordance with the California Environmental Quality Act.*

A Mitigated Negative Declaration was prepared and noticed pursuant to all CEQA guidelines as part of the project processing. Notice of availability of the Mitigated Negative Declaration was sent to all neighbors within 300 feet of the project site and to all local and State agencies that might have interest in commenting on the project's environmental document.

Report Prepared By:

Report Reviewed By:

Vanessa Franken
Planner II

Kevin Perkins,
Principal Planner

ATTACHMENTS

1. Site Plan
2. Conditions of Approval
3. Initial Study/Mitigated Negative Declaration
4. Mitigation Monitoring Plan
5. Comment Letters
6. Photo Sims

**DRAFT CONDITIONS OF APPROVAL
YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE**

Applicant/Owner: Nick Tagas
APN: 014-300-078

Case Number: CUP 2022-0009
Hearing Date: November 03, 2022

ACTIONS FOR CONSIDERATION: Staff recommends the Development Review Committee take the following actions:

- I. After review and consideration, staff has prepared an initial study for the project and subsequent Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) Section 15070 (b)(1) (DECISION TO PREPARE A MITIGATED NEGATIVE DECLARATION).
- II. Approve Conditional Use Permit CUP2022-0009 subject to the conditions below, or as may be modified at the public hearing, making the following findings, pursuant to County of Yuba Title XI Sections 11.57.060 and 11.29.290.

STANDARD CONDITIONS:

- 1) Unless specifically provided otherwise herein or by law, each condition of these Conditions of Approval shall be completed to the satisfaction of the County. Failure to comply with this provision may be used as grounds for revocation of this permit.
- 2) As a condition for project approval, Owner or an agent of Owner acceptable to County shall defend, indemnify, and hold harmless the County and its agents, officers, and employees from any claim, action, or proceeding, against the County or its agents, officers, and employees; including all costs, attorneys' fees, expenses, and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, void or annul an approval by the County, Planning Commission, Development Review Committee, or other County advisory agency, appeal board, or legislative body concerning the conditional use permit. County shall promptly notify owner of any such claim, action, or proceeding and shall cooperate fully in the defense of said claim, action, or proceeding.
- 3) Owner(s), Owner's agent(s) or Applicant shall comply with all applicable federal, state, and local laws, ordinances, and regulations, and the Yuba County Ordinance Code.
- 4) The Conditional Use Permit may be effectuated at the end of the ten (10) day appeal period which is November 13, 2022. Conditional Use Permit CUP 2022-0009 shall be designed and operated in substantial conformance with the approved conditional use permit as outlined in the approved site plan filed with the Community Development & Services Agency and as conditioned or modified below. No other expansion of uses are authorized or permitted by this use permit.
- 5) This conditional use permit approval shall be effectuated within a period of twenty-four (24) months from this approval date and if not effectuated shall expire on November 03, 2024. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than ninety (90) days from November 03, 2024.
- 6) Minor modifications to final configuration of the conditional use permit may be approved by the Community Development and Services Agency Director.

PUBLIC WORKS DEPARTMENT:

- 7) The Public Works Director may reasonably modify any of the Public Works conditions contained herein.
- 8) Owner shall dedicate to the County of Yuba sufficient right-of-way easement to provide a 42-foot strip of land adjoining the centerline of Plumas Arboga Road, classed as an Urban Collector Road, lying within the bounds of this property.

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- 9) Owner shall provide and offer to dedicate to the County of Yuba a 10-foot easement for public services along the street frontage of Plumas Arboga Road of this property measured from the County's right of way.
- 10) All existing or proposed driveway encroachments onto Plumas Arboga Road shall conform to the current Yuba County Standards for a Rural Driveway (Drawing No. 127 and 128) under permit issued by the Department of Public Works.
- 11) Prior to permit issuance, road construction along Plumas Arboga Road fronting this property shall meet the half-width requirements for an Urban Collector Road in conformance with the Yuba County Standard (Drawing No. 102) or as modified by the Public Works Director. Such standard includes a 25-foot wide paved section, curbs, gutters, landscaping, and a detached sidewalk.
- 12) Improvement plans, prepared in compliance with Sections 3 and 7 of the Yuba County Standards shall be submitted to and approved by the Public Works Department prior to any construction. The initial submittal shall also include the necessary calculations for all improvements and associated drainage facilities along with the appropriate plan checking fees based upon a preliminary engineer's estimate. The engineer's estimate shall include estimated costs for the construction of the road and drainage improvements, landscaping requirements (if any), and construction staking. Such approvals shall include the alignment and grades of roads and drainage facilities.
- 13) All road and drainage construction required by these conditions of approval shall be inspected in compliance with Section 4 of the Yuba County Standards and approved by the Yuba County Department of Public Works. Applicant's contractor shall meet on-site with the Public Works Department representative prior to the commencement of work to discuss the various aspects of the project. Applicant shall pay all fees for inspection to the Public Works Department prior to any construction.
- 14) Any improvement work within the County right-of-ways for roadway connections and/or road widening or other improvements shall be accomplished under an encroachment permit issued by the Public Works Department. Improvement plans and associated checking and inspection fees shall be submitted to the Public Works Department for review and approval before any construction will be permitted within the County right-of-way.
- 15) Whenever construction or grading activities will disrupt an area of 1 acre or more of soil or is less than 1 acre but is associated with a larger common plan of development, the applicant is required to obtain a Yuba County grading permit issued by the Public Works Department and a National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activities, NPDES No. CAS000004, Order No. 2013-0001-DWQ. Coverage under the General Permit must be obtained prior to any construction. More information may be found at <http://www.swrcb.ca.gov/stormwtr/construction.html>. Owner must obtain an approved and signed Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB), a Waste Discharge Identification (WDID) number and a Storm Water Pollution Prevention Plan (SWPPP), as described by either the RWQCB or the State Water Regional Control Board (SWRCB). The SWPPP shall describe and identify the use of Storm Water Best Management Practices (BMP's) and must be reviewed by the Yuba County Public Works Department prior to the Department's approval of Improvement Plans or issuance of a Grading Permit for the project. See Yuba County's Stormwater Regulations for Construction Activities Procedures for details.

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According to state law it is the responsibility of the property owner that the SWPPP is kept up to date to reflect changes in site conditions and is available on the project site at all times for review by local and state inspectors. Erosion and sediment control measures, non-stormwater and material management measures, and post-construction stormwater management measures for this project shall be in substantial compliance with the SWPPP.

- 16) Erosion control shall conform to section 11 of the Yuba County Improvement Standards.
- 17) Strict control over dust problems created during construction shall be adhered to with regard to surrounding properties and public facilities. The construction specifications and/or improvement plans shall have items reflecting dust control measures in detail.
- 18) Owner, heirs or assigns of this property, or portions thereof, shall remove and/or relocate any fence(s) located within dedication(s) or offer(s) of dedication required by this division or within existing County easement(s) or right(s)-of-way which lies within or are adjoining this property. Such fence removal or relocation may be deferred until such time as the then owner is directed by the Public Works Department of Yuba County to remove or relocate the fence(s) at the owner's expense. Any new fences installed shall be constructed outside the limits of dedications or offer(s) of dedication required by this division, or existing County easements or right-of-ways.
- 19) Any new or existing gate to access the property shall be installed/modified with adequate distance between the gate and roadway that vehicles/trucks accessing the property do not encroach into the travel way of Plumas Arboga Road while entering/exiting the property.
- 20) Owner shall dedicate a sufficient drainage easement to Reclamation District 784 (RD784) for maintenance of the existing drainage ditch along the easterly property boundary. It is anticipated that the easterly 80' of the property shall be dedicated to RD 784 as a drainage easement.

ENVIRONMENTAL HEALTH DEPARTMENT:

- 21) Provide adequate restrooms and handwashing for site employees and field employees.
- 22) No vehicle maintenance onsite.
- 23) Storage of hazardous materials greater than 55 gallons, 200 cubic feet of a gas, or 500 pounds of solids onsite greater than 30 days, shall require a Hazardous Materials Permit from Environmental Health CUPA program.

BUILDING:

- 24) Must obtain all required state, federal and local permits and follow all state, federal and local codes and ordinances.
- 25) All new development must meet applicable requirements of most current adopted version of the California Code of Regulations, Title 24, and Yuba County Ordinance Code Title X, which includes, but is not limited to: building, accessibility and fire code requirements.
- 26) All new buildings and structures must obtain a building permit prior to construction.

PLANNING DEPARTMENT:

- 27) The proposed wireless communication tower facility shall be designed and operated in substantial conformance with the approved conditional use permit as described in the project description and the proposed site plan filed with the Community Development and Services Agency. No other expansion of uses are authorized or permitted by this use permit.

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Hearing Date: November 03, 2022**

- 28) Major modifications, including increasing the tower height or footprint of the complex, shall require an amendment to the Conditional Use Permit.
- 29) Any relocation or rearrangement of any existing PG&E facilities to accommodate this project will be at the developers/applicants expense or as agreed by PG&E. There shall be no building of structures under or over any PG&E facilities or inside any PG&E easements that exist within the subject area.
- 30) Any and all physical improvements associated with this Conditional Use Permit shall be maintained to the standards specified in these Conditions of Approval set forth for this use permit. Failure to maintain said physical improvement(s) in said manner may be used as grounds for revocation of this use permit.
- 31) Operator shall meet all requirements of the Feather River Air Quality Management District.
- 32) The proposed cell tower facility shall meet all requirements of Section 11.32.290 Wireless Communications Facilities of the Yuba County Development Code.
- 33) Owner shall submit a landscape plan for the site with building permit application. Landscape plans are required to meet standards of Chapter 11.24 Landscape & all other applicable requirements as stated within the Yuba County Development Code.
- 34) All trash from the property shall be removed prior to Planning Department building permit final inspection.

RECLAMATION DISTRICT (RD 784):

- 35) The project shall meet or exceed the requirements of the RD784 Master Drainage Plan for Drainage Basin C & all future revisions to the Drainage Basin B Master Drainage Plan for portions within Drainage Basin C.
- 36) Prior to issuance of Building Permit, the Developer shall pay operation and maintenance fees in CSA 66 for operation and maintenance of RD 784 facilities. It does not appear the property is within CSA 66 and will need to annex into CSA prior to building permit final inspection approval or obtain RD 784 Board approval to defer or waive this requirement.
- 37) Developer shall pay Drainage Basin C impact fees prior to recordation of the final parcel map, building permit, or prior to any approvals which create additional impacts to the system for land within Drainage Basin C whichever occurs first. Grading (which includes compaction of the parking areas, roadways, & pads) of the property shall be considered an impact to the system. Aggregate base parking & storage areas are considered impervious. The drainage impact fee will be based on the weight runoff coefficient considering on the impervious area on the site.
- 38) The project shall incorporate storm water quality control measures to the onsite improvements. The control measures are intended to serve as best management practices (BMPs) implemented to meet the standard of “reducing pollutants in urban runoff to the maximum extent practicable”, established by the Regional Board & the U.S. Environmental Protection Agency. RD 784 has accepted use of Sacramento & South Placer Region standards in the Storm Water Quality Design Manual. Drainage from this area is assumed to be drained into the South Ella Basin.
- 39) No building permits shall be issued until all required RD 784 drainage improvements have been completed & are operational to the satisfaction of RD 784. Drainage from this area is assumed to be drained into the South Ella Basin.

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- 40) All building pads shall be at least one-foot above the 100-year base flood elevation in accordance with the best available information in the Reclamation District No. 784 Master Drainage Plan.
 - 41) The 100-year base flood elevation shall be shown on the approved Tentative Map & all improvement plans.

Vanessa Franken
Planner II



**INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION
CUP2022-0009 (AT&T Tower)**

Project Title: Minor Conditional Use Permit 2022-0009
(CUP 2022-0009; AT&T Tower)

Lead Agency Name and Address: County of Yuba
Planning Department
915 8th Street, Suite 123
Marysville, CA 95901

Project Location: Assessor's Parcel Number: 014-300-078

Applicant/Owner: Nick Tagas/Jared Hastey
1268 Broadway Street
Olivehurst, CA 95961

General Plan Designation(s): "VN" Valley Neighborhood

Zoning: "CIV" Civic Center (Plumas Lake Specific Plan)

Contact Person: Vanessa Franken, Planner II

Phone Number: (530) 749-5685

Date Prepared August 30, 2022

Project Description

The applicant, Nick Tagas, is requesting approval of a Conditional Use Permit to construct a permanent 130 foot tall camouflaged monopole tower with a total of 15 antennas, associated shelter, equipment & 100 gallon water storage tank situated on a concrete slab measuring 40' in length and 40' in width for a total of a 1,600 square foot lease area. The area containing the monopole would be enclosed by a 6' tall chain link fence, proposed barbed wire, & with a locked access gate. The project site is located at 3456 Warehouse Road (APN: 014-300-078) on a 2.19 acre parcel which is located on the south side of Plumas Arboga Road & on the west side of Arboga Road, in the community of Arboga (Figure 1). The Yuba County General Plan identifies this area as the Valley Neighborhood land use designation. The current zoning of the site is "CIV" Civic Center & falls within the Plumas Lake Specific Plan. The "CIV" zoning district provides for communication facilities with the approval of a Conditional Use Permit. The proposed project is consistent with both the General Plan designation and the zoning district. The applicant is seeking to improve internet service in the Arboga & Olivehurst area in Yuba County with the installation of the aforementioned monopole tower. The proposed location will provide necessary LTE wireless cell phone signal to AT&T customers within the area. The new tower will provide for an approximate 0.58 mile wide service area of reliable indoor/outdoor LTE service & a 0.91 mile area of reliable transit service coverage. This unmanned facility would provide an extremely valuable service to those who live, travel, and do business with the

growing volume of service in this area 24 hours a day, 7 days a week. The project site is 2.19 acres in size and contains an existing shop building on site that is to be removed. The terrain contains one existing tree that is not of a protected species.

Environmental Setting

The project site contains 2.19 acres and is currently developed with an existing out building that is intended to remain . The terrain contains tree coverage of a very low density, there is one existing tree on site that is intended to remain. The site contains a moderately flat slope with an average elevation of 55 feet above sea level. On the eastern side of the property, there is an existing drainage ditch that runs north to south; this drainage ditch is considered as part of the local Reclamation District (RD-784) drainage system. The drainage ditch on the property does contain native grass & vegetation year round. Vegetation on the site consists of open space grasslands. Surrounding properties range in size from 1 to 2.58 acres in size and are utilized as either a public facility, single family residential use or undeveloped lands to the north & south.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

- Yuba County Building Department (building, electrical and plumbing permits)
- Yuba County Public Works Department (roadways and other public improvements)
- Yuba County Environmental Health Department (well and septic improvements)
- Yuba County Broadband Manager (connectivity service thresholds)
- Feather River Air Quality Management District (fugitive dust control plan)
- Reclamation District 784 (encroachment permit to install outfall pipe in Lateral 15)

Figure 2: Enlarged Equipment Area

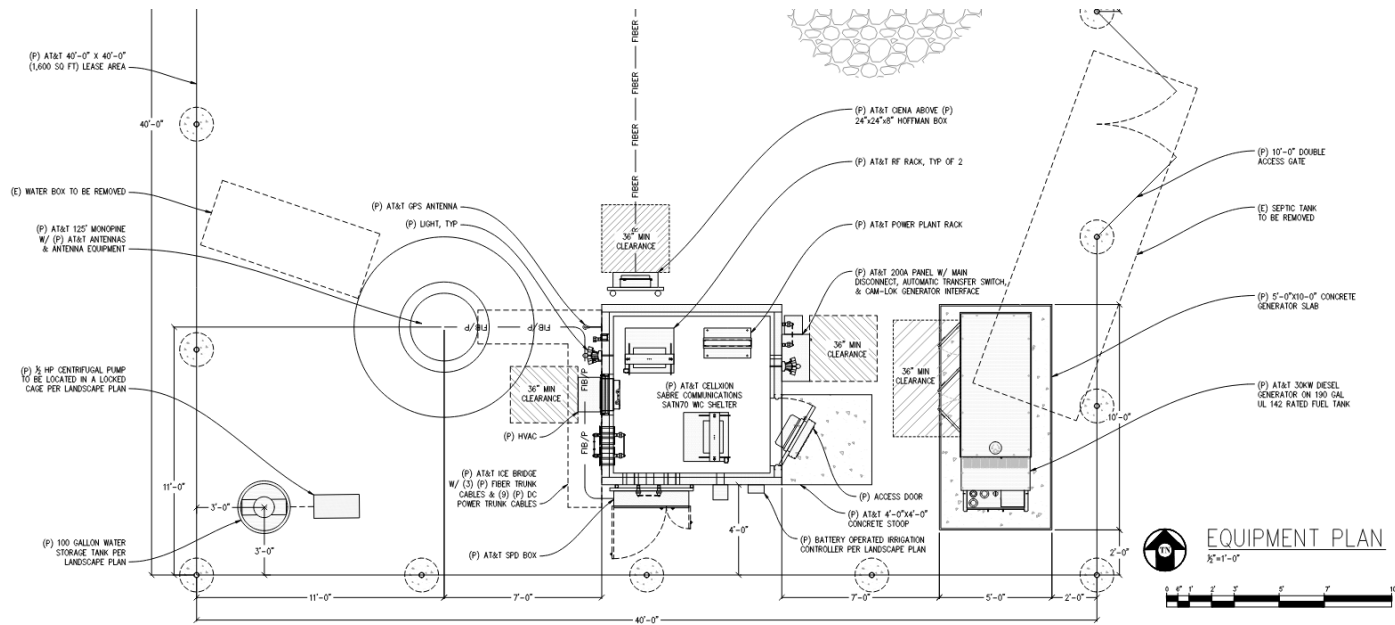
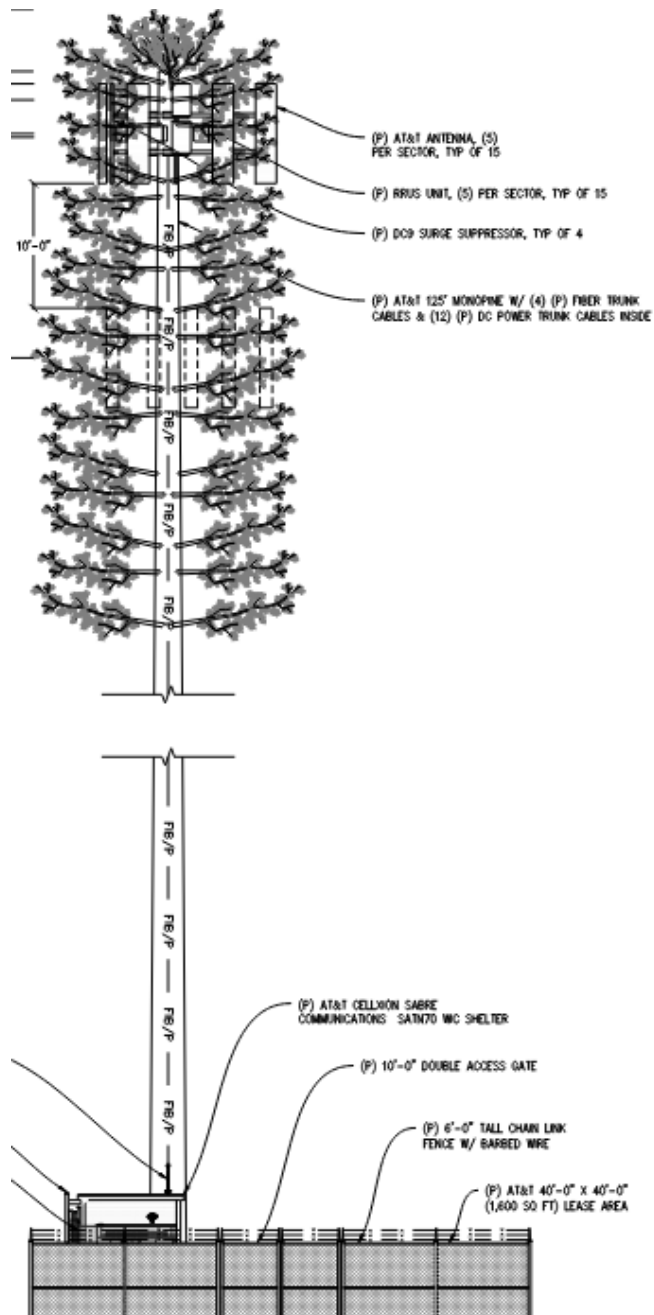


Figure 3: Tower Exhibit



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist and corresponding discussion on the following pages:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input checked="" 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"/> Wildfire | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

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.

Planner's Signature
Vanessa Franken, Planner II

Date

Applicant's Signature
Nick Tagas

Date

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Conditional Use Permit CUP 2022-0009 (AT&T Tower), as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of a Mitigated Negative Declaration.

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c) (3) (D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, development code). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

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

Discussion/Conclusion/Mitigation:

- a) and c) The project area and vicinity consists of large undeveloped lots & nearby lots that are developed with either public facilities or single family residences. Native vegetation still dominates the majority of the project area. The property was previously developed with structures, an accessory building is still standing & to remain. The project proposes the construction of a 130' tall monopole cell tower and accessory equipment on a 2.19 acre parcel that is currently vacant, with the exception of an existing accessory structure. The proposed project site is located in the northwestern portion of the property. A mix of residential, public facilities and agricultural operations make up the existing properties and are the baseline of development that has already effected and altered views in the immediate area.

Although adding a 100' tall monopole cell tower will be visibly noticeable in the area, the wireless communications tower would not be inconsistent with the existing fractured scenic views that are resultant from PG&E overhead lines that run along Plumas Arboga Road and Arboga Road. Therefore, there would be a *less than significant* impact on scenic vistas and visual character of the neighboring properties.

- b) No scenic resources are located in the immediate area of the project; therefore the project will have no impact on scenic resources. Therefore, there would be *no impact* to scenic resources.
- d) The applicant is not proposing to have lighting of any kind at the proposed cell tower site and will not create a new source of substantial light or glare. However, if in the future any lighting should be required to be designed to minimize light and glare spillage onto neighboring properties through application of several measures, including careful siting of illumination on the parcel, screening or shielding of light at the source, use of vegetative screening, use of low intensity lighting, lighting controlled by timing devices or motion

activated lighting. The below mitigation measures would reduce the lighting impacts of the project to *less than significant with mitigation incorporated*.

Mitigation Measure 1.1 Exterior Lighting

If lighting is required for any of the cell tower development, all exterior lighting shall be directed downwards and away from adjacent properties and rights of way. Lighting shall be shielded such that the element is not directly visible (no drop down lenses) and lighting shall not spill across property lines.

II. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

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"/>
c) Conflict with existing zoning for, or cause of 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

- The Yuba County Important Farmland Map from 2012, prepared by the Department of Conservation's Farmland Mapping and Monitoring Program, classifies the project site as "Other Land" which is defined as land not included in any other mapping category. Common examples include low density rural developments, brush, timber, wetland, and riparian areas not suitable for livestock grazing, confined livestock, poultry, or aquaculture facilities, strip mines, borrow pits, and water bodies smaller than 40 acres. The property is not used for grazing on the project site and there will be no conversion of any protected agricultural lands such a Prime Farmland or Farmland of Statewide Importance. Therefore, **no impact** to agricultural lands is anticipated.
- The proposed project is consistent with the General Plan and zoning. The property is not under a Williamson Act contract, as Yuba County has not established a Williamson Act

program. The project would result in *no impact* to Williamson Act contracts or existing agricultural uses.

- c) d) and e) The project site is not forest land or agricultural lands and the project will not result in conversion of forest land or farmland. Therefore there will be *no impact* to farmland or forest lands.

III. AIR QUALITY

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 the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is 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"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

- a) In 2018, an update to the 2010 Air Quality Attainment Plan was prepared for the Northern Sacramento Valley Air Basin (NSVAB), which includes Yuba County. The plan proposes rules and regulations that would limit the amount of ozone emissions, in accordance with the 1994 State Implementation Plan (SIP) for ozone. The 2018 update summarizes the feasible control measure adoption status of each air district in the NSVAB, including the Feather River Air Quality Management District (FRAQMD). The 2018 update was adopted by the FRAQMD, and development proposed by the project would be required to comply with its provisions. The 2018 Plan is available here:
<https://www.fraqmd.org/california-air-quality-plans>.

The Air Quality Attainment Plan also deals with emissions from mobile sources, primarily motor vehicles with internal combustion engines. Data in the Plan, which was incorporated in the SIP, are based on the most currently available growth and control data. The project would be consistent with this data. As is stated in the guidelines of FRAQMD, projects are considered to have a significant impact on air quality if they reach emission levels of at least 25 pounds per day of reactive organic gases (ROG), 25 pounds per day of nitrogen oxides (NOx), and/or 80 pounds per day for PM10. FRAQMD has established a significance threshold of 225,000 square feet for General Light Industrial uses, which is the number estimated to generate emissions of 25 pounds per day of ROG and 25 pounds per day of NOx. It is expected that motor vehicle traffic, the main source of ozone precursor emissions, generated by this limited unmanned development would not substantially add to the ozone

levels to the extent that attainment of the objectives of the Air Quality Attainment Plan would not be achieved. Therefore, impacts to air quality plans would be *less than significant*.

- b) The California Air Resources Board provides information on the attainment status of counties regarding ambient air quality standards for certain pollutants, as established by the federal and/or state government. As of 2010, Yuba County is in non-attainment-transitional status for state and national (one and eight hour) air quality standards for ozone, and state standards for particulate matter less than 10 microns in diameter (PM10). The County is in attainment or unclassified status for all other pollutants for which standards have been established.

Under the guidelines of FRAQMD, projects are considered to have a significant impact on air quality if they reach emission levels of at least 25 pounds per day of reactive organic gases (ROG), 25 pounds per day of nitrogen oxides (NOx), and/or 80 pounds per day for PM10. ROG and NOx are ingredients for ozone. Also, FRAQMD has established a significance threshold of 225,000 square feet for General Light Industrial uses, which is the number estimated to generate emissions of 25 pounds per day of ROG and 25 pounds per day of NOx and is significantly larger than the 1,600 square feet of area that would contain all the cell tower facilities. The proposed cell tower development is well below the FRAQMD thresholds. However, FRAQMD and the Yuba County General Plan Policy HS 6.1 both recommend the following construction phase Standard Mitigation Measures for projects that do not exceed district operational standards and FRAQMD requires an Air Quality Permit for the operation of all propane powered generators:

Mitigation Measure 3.1 FRAQMD

- Implement FRAQMD Fugitive Dust Plan
- Implement FRAQMD standard construction phase mitigation measures. (www.fraqmd.org/)

These mitigation measures are to be incorporated as part of the project to reduce dust emissions associated with construction of the project and implementation of these mitigation measures would reduce project impacts on air quality standards would be *less than significant with mitigation incorporated*.

- c) Construction associated with future development is expected to generate a limited amount of PM10, mainly dust and possible burning of vegetation. Rule 3.16 of FRAQMD Regulations requires a person to take “every reasonable precaution” not to allow the emissions of dust from construction activities from being airborne beyond the property line. Reasonable precautions may include the use of water or chemicals for dust control, the application of specific materials on surfaces that can give rise to airborne dust (e.g., dirt roads, material stockpiles), or other means approved by FRAQMD. FRAQMD Regulations Rule 2.0 regulates the burning of vegetation associated with land clearing for development of single-family residences. Enforcement of these rules would reduce the amount of PM10 that would be generated by development on the project site. Additionally with mitigation measure, **MM3.1**, prior to the issuance of any grading, improvement plan, or building permit a

Fugitive Dust Permit will be required to be obtained from FRAQMD. Therefore, construction related impacts to the air would be *less than significant with mitigation incorporated*.

- d) The proposed cell tower is located in an area residential development & public facility services with a parcel size of 2.19 acres. The addition of a wireless communications tower is not expected to generate pollutant concentrations at a sufficient level to be noticed by any nearby residences nor affect any nearby schools. The school closest in proximity is located over 2 miles away.

Development proposed by the project is not expected to create objectionable odors. The project does not propose a backup propane generator and therefore would not generate additional odors that are not already common for the area due to its rural location. Therefore, there would be *no impact* related to odors.

IV. BIOLOGICAL RESOURCES			Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:	Potentially Significant 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 Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

- a) Consistent with Yuba County 2030 General Plan Policies CD 15.1 and NR 5.15 which discuss that the development of facilities, such as wireless communications towers, should be designed to minimize adverse impacts to biological species, riparian and wetland habitat. The applicant chose to locate the proposed wireless communications tower on the proposed project site due to its low biological sensitivity. The project site, specifically the 1,600 square foot compound area, does not contain any native oak or other tall trees that could be used for nesting sites and the site is void of all watercourses, drainages or wetland features. Currently the proposed area is void of any trees that could be used for bird nesting. Therefore, a ***less than significant impact*** is anticipated.

- b) As discussed above in Section a), the project site does not contain any riparian habitat or sensitive natural communities. Therefore, the project would have a *less than significant impact*.
- c) The project site does not contain any wetlands or vernal pools, so there will be *no impact* to these federally protected features as a result of the project.
- d) Habitat and wildlife corridors are available for wildlife migration and the project will not impede the movement of any animal or fish species. Therefore, the project would have a *less than significant impact*.
- e) There would be no conflicts with General Plan policies regarding conservation of biological resources. The County has no ordinances explicitly protecting biological resources. Therefore, the project would have *no impact* on biological resources.
- f) The proposed project site is located in the Yuba-Sutter Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP) boundary. The Yuba-Sutter NCCP/HCP plans are in the process of being prepared, however, no conservation strategies have been proposed to date which would be in conflict with the project. Therefore, the project would have *no impact* to conservation plans.

V. CULTURAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

- a) and b) The site is not identified in the 2030 General Plan as an area of high concern for cultural or historical significance. Existing records do not document the present area of potential effects (APE) having significant historical resources or unique archaeological resources within the APE. The present effort included an intensive-level pedestrian survey. No prehistoric or historic-era cultural resources were identified during the pedestrian survey.

Based on the absence of significant historical resources/unique archaeological resources/historic properties within the APE, archaeological clearance is recommended for the project/undertaking as presently proposed. There is the possibility that undiscovered resources may be found in the course of project development work, for instance during trenching activities or other ground disturbances. If cultural resources are uncovered during the course of project development and construction, the following mitigation measure shall be implemented:

Mitigation Measure 5.1 Consultation In The Event Of Inadvertent Discovery Of Human Remains

In the event that human remains are inadvertently encountered during any project-associated ground-disturbing activity or at any time subsequently, State law shall be followed, which includes but is not limited to immediately contacting the County Coroner's office upon any discovery of human remains.

Mitigation Measure 5.2 Consultation In The Event Of Inadvertent Discovery Of Cultural Material

The present evaluation and recommendations are based on the findings of an inventory-level surface survey only. There is always the possibility that important unidentified cultural materials could be encountered on or below the surface during the course of future repair activities. This possibility is particularly relevant considering the constraints

generally to archaeological field survey, and particularly where past ground disturbance activities (e.g., flooding, orchard development, etc.) have partially obscured historic ground surface visibility, as in the present case. In the event of an inadvertent discovery of previously unidentified cultural material, archaeological consultation should be sought immediately.

Therefore, impacts would be *less than significant with mitigation incorporated*.

- c) No paleontological resources have been identified on the project site and the area contains no unique geological features. *No impact* to paleontological resources is expected.
- d) There are no known burial sites within the project area. If human remains are unearthed during future development, the provisions of California Health and Safety Code Section 7050.5 and **MM 5.1** and **MM 5.2** shall apply. Under this section, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition, pursuant to California Public Resources Code Section 5097.98. The impact would be *less than significant with mitigation incorporated*.

VI. ENERGY				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION/CONCLUSION/MITIGATION:

- a) b) The proposed project is a wireless communications tower project would not impact energy resources and conflict with local plans for energy because it is not creating a new energy source and is utilizing the existing PG&E power pole located on the project site. The applicant is not proposing a generator or back-up generator for the project. Therefore, impacts would be *less than significant*.

VII. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic 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 type="checkbox"/>	<input checked="" 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 Section 1803.5.3 to 1808.6 of the 2010 California Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a) (i) The Yuba County 2030 General Plan describes the potential for seismic activity potential within Yuba County as being relatively low and not being located within a highly active fault zone. No Alquist-Priolo Earthquake Fault Zones are located within the County. The faults that are located within Yuba County are primarily inactive and consist of the Foothills Fault System, running south-southeastward near Loma Rica, Browns Valley and Smartsville. Faults within the Foothill Fault System include Prairie Creek Fault Zone, the Spenceville Fault, and the Swain Ravine Fault. No **significant impact** from earthquakes is anticipated.

a) (ii) Within Yuba County, the Swain Ravine Lineament of the Foothills Fault system is considered a continuation of the Cleveland Hill Fault, the source of the 1975 Oroville earthquake. The Foothill Fault System has not yet been classified as active, and special

seismic zoning was determined not to be necessary by the California Division of Mines and Geology. While special seismic zoning was not determined to be necessary, the Foothill Fault system is considered capable of seismic activity. In addition, the County may experience ground shaking from faults outside the County. Therefore, strong seismic ground shaking would result in a *less than significant impact*.

- a) (iii) Ground failures, such as differential compaction, seismic settlement and liquefaction, occur mainly in areas that have fine-grained soils and clay. The project site subsurface materials consists of Sobrante-Auburn soils, and therefore is not of fine-grained soils and has a very low liquefaction probability. Furthermore, consistent with Yuba County 2030 General Plan Public Health & Safety policy HS 8.1 the proposed project would be constructed to meet all applicable State of California seismic building codes. Therefore, seismic related ground failure including liquefaction is not anticipated resulting in a *less than significant impact*.
- a) (iv). The Yuba County General Plan identifies the area as one that has a low risk for landslides, and states that grading ordinances, adopted by Yuba County and based on Appendix J of the 2016 California Building Code, serve as effective measures for dealing with landslide exposure. Hazards associated with potential seismic and landslide result in a *less than significant impact*.
- b) Construction associated with the project would loosen soils on the site, and thus increase erosion potential. The area that would be disturbed on the project site at time of construction would likely be no greater than one acre and would be below the threshold requiring a National Pollutant Discharge Elimination System (NPDES) construction permit from the Regional Water Quality Control Board (RWQCB). Also as noted in the Air Quality section, construction activities would be subject to FRAQMD Rule 3.16, which regulates fugitive dust emissions. Therefore, substantial soil erosion and loss of topsoil would be a *less than significant impact*.
- c) The proposed project would not be subject to significant hazards associated with landslides, lateral spreading, liquefaction, or collapse. Activities that would cause subsidence include groundwater pumping and natural gas extraction. There are a number of wells in the project vicinity that are used to supply water for agricultural and residential uses. These wells will continue to be used in the future. There would be no water usage associated with the proposed project and the project would not significantly draw down aquifers in the areas to a level that would cause subsidence. Therefore, the project would have *no impact* to unstable soil, landslides, subsidence, liquefaction, or collapse.
- d) The Yuba County 2030 General Plan confirms (Erosion Potential Exhibit – HS7) that there are not expansive soils located near the project site. A standard requirement of the Public Works Department and the Building Official is the submittal of a Preliminary Soils Report prepared by a registered civil engineer based on test borings. If the preliminary report shows critically expansive soils or other soil problems, which, if left uncorrected, would lead to structural defects, a soils investigation of the site would be required. The Building Official may require additional soils testing, if necessary, and will result in a *less than significant impact*.

- e) The project does not propose the use of septic systems for wastewater disposal. The proposed cell tower compound area would be an unmanned facility and as a result no wastewater system would be necessary. Therefore, the project would result in a ***no impact*** to wastewater.

VIII. GREENHOUSE GAS EMISSIONS	Potentially Significant Impact	Less Significant Mitigation Incorporated	Than With	Less Than Significant Impact	No Impact
Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with 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"/>

Discussion/Conclusion/Mitigation:

- a) Global Warming is a public health and environmental concern around the world. As global concentrations of atmospheric greenhouse gases increase, global temperatures increase, weather extremes increase, and air pollution concentrations increase. The predominant opinion within the scientific community is that global warming is currently occurring, and that it is being caused and/or accelerated by human activities, primarily the generation of “greenhouse gases” (GHG).

In 2006, the California State Legislature adopted AB32, the California Global Warming Solutions Act of 2006, which aims to reduce greenhouse gas emissions in California. Greenhouse gases, as defined under AB 32, include carbon dioxide, methane, nitrous oxide, hydro-fluorocarbons, perfluorocarbons, and sulfur hexafluoride. AB 32 requires the California Air Resources Board (ARB), the State agency charged with regulating statewide air quality, to adopt rules and regulations that would achieve greenhouse gas emissions equivalent to statewide levels in 1990 by 2020.

In 2008, the California Air Resources Board (CARB) adopted the Scoping Plan for AB32. The Scoping Plan identifies specific measures to reduce GHG emissions to 1990 levels by 2020, and requires ARB and other state agencies to develop and enforce regulations and other initiatives for reducing GHGs. The Scoping Plan also recommends, but does not require, an emissions reduction goal for local governments of 15% below “current” emissions to be achieved by 2020 (per Scoping Plan current is a point in time between 2005 and 2008). The Scoping Plan also recognized that Senate Bill 375 Sustainable Communities and Climate Protection Act of 2008 (SB 375) is the main action required to obtain the necessary reductions from the land use and transportation sectors in order to achieve the 2020 emissions reduction goals of AB 32.

SB 375 complements AB 32 by reducing GHG emission reductions from the State’s transportation sector through land use planning strategies with the goal of more economic and environmentally sustainable (i.e., fewer vehicle miles travelled) communities. SB 375 requires that the ARB establish GHG emission reduction targets for 2020 and 2035 for each of the state’s 18 metropolitan planning organizations (MPO). Each MPO must then prepare a

plan called a Sustainable Communities Strategy (SCS) that demonstrates how the region will meet its SB 375 GHG reduction target through integrated land use, housing, and transportation planning.

The Sacramento Area Council of Governments (SACOG), the MPO for Yuba County, adopted an SCS for the entire SACOG region as part of the 2035 Metropolitan Transportation Plan (MTP) on April 19, 2012. The GHG reduction target for the SACOG area is 7 percent per capita by 2020 and 16 percent per capita by 2035 using 2055 levels as the baseline. Further information regarding SACOG's MTP/SCS and climate change can be found at <http://www.sacog.org/2035/>.

While AB32 and SB375 target specific types of emissions from specific sectors, and ARBs Scoping Plan outlines a set of actions designed to reduce overall GHG emissions it does not provide a GHG significance threshold for individual projects. Air districts around the state have begun articulating region-specific emissions reduction targets to identify the level at which a project may have the potential to conflict with statewide efforts to reduce GHG emissions (establish thresholds). To date, the Feather River Air Quality Management District (FRAQMD) has not adopted a significance threshold for analyzing project generated emissions from plans or development projects or a methodology for analyzing impacts. Rather FRAQMD recommends that local agencies utilize information from the California Air Pollution Control Officers Association (CAPCOA), Attorney General's Office, Cool California, or the California Natural Resource Agency websites when developing GHG evaluations through CEQA.

GHGs are emitted as a result of activities in residential buildings when electricity and natural gas are used as energy sources. New California buildings must be designed to meet the building energy efficiency standards of Title 24, also known as the California Building Standards Code. Title 24 Part 6 regulates energy uses including space heating and cooling, hot water heating, ventilation, and hard-wired lighting that are intended to help reduce energy consumption and therefore GHG emissions.

The development of an unmanned wireless communications tower would likely not generate significant GHG emissions that would result in cumulative considerable contributions to climate change impacts. Therefore, the project will not directly generate greenhouse gases and will have a *less than significant impact* above existing pollution levels.

- b) Yuba County has prepared but not adopted a Resource Efficiency Plan that will address Greenhouse Gas emissions; however there is not a plan in place at this time. The project is consistent with the Air Quality & Climate Change policies within the Public Health & Safety Section of the 2030 General Plan therefore, the project does not conflict with any applicable plan, policy or regulation and will result in *no impact*.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Discussion/Conclusion/Mitigation:

- a) b) and c) There would be no routine transport, use, or disposal of hazardous materials or the release of hazardous materials into the environment related to this project. There would be a ***less than significant impact*** to surrounding land uses concerning hazardous materials and this project.

The project will not pose a significant risk in terms of emission of any electromagnetic radiation. The Federal Communications Commission (FCC) has produced a guide that

ensures that antenna facilities (such as the one proposed) comply with safe limits of electromagnetic exposure for humans. The FCC has also mandated that all RF wireless sites must be in compliance with the FCC limits & a compliance check should be performed routinely to ensure site compliance. To ensure compliance with the FCC guidelines, the applicant hired Occupational Safety & Compliance (OSC) Engineering Inc. to evaluate the proposed projects compliance with human exposure to radio frequency (RF) electromagnetic fields. OSC Engineering Inc. determined that the device has been evaluated in accordance with 47 CFR Part 2.1091, and the RF exposure analysis concludes that the RF Exposure is FCC compliant. OSC Inc. uses the FCC OET-65 as well as AT&T Standards to make recommendations based on results & information gathered. There are no areas at ground level that exceed the FCC's occupational or general public exposure limits at the site.

Below, Figure 4 indicates the Maximum Permissible Exposure and safe distance from the site. The neighboring property Assessor Parcel Number: 014-300-079 (No Address) is a developed parcel with existing public facilities. A water treatment plant is on site, the closest building is a water holding tank & is approximately 96 feet from the tower. OSC Engineering has determined that the minimum safe distance can be standing at the base of the fixed wireless communications tower. Any individual standing at the base of the tower would only be exposed to 1.28% of the maximum limit of safe exposure. At 96 feet away standing on the nearest structure (the water tank) a person would only be exposed to 1.22% of the maximum safe exposure to electromagnetic emissions, according to the produced report.

Figure 4: Maximum Permissible Exposure

Limits for Maximum Permissible Exposure (MPE)⁷

"The FCC Exposure limits are based on data showing that the human body absorbs RF energy at some frequencies more efficiently than at others. The most restrictive limits occur in the frequency range of 30-300MHz where whole-body absorption of RF energy by human beings is most efficient. At other frequencies whole-body absorption is less efficient, and, consequently, the MPE limits are less restrictive."⁸

(A) Limits for Occupational/Controlled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time E ² , H ² or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
32-300	61.4	0.163	1.0	6
300-1500	--	--	f/300	6
1500-100,000	--	--	5	6

(B) Limits for General Population /Uncontrolled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time E ² , H ² or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1500	--	--	f/1500	30
1500-100,000	--	--	1.0	30

f= Frequency in MHz

*Plane-wave equivalent power density

⁷ OET-65 "FCC Guidelines Table 1 pg. 72.

⁸ OET-65 "FCC Guidelines for Evaluating Exposure to RF Emissions", pg. 8

- d) The project site is not located on a site included on a list of hazardous materials sites compiled pursuant to [Government Code Section 65962.5](#). The closest site on the list is Beale Air Force Base, nearly 8 miles northeast of the project site. Therefore, the project would not create a significant hazard to the public or the environment and there would be ***no impact*** to the environment from hazardous materials.
- e) The project site is not located in any of the Beale Air Force Base Land Use Compatibility Plan safety zones (1-6). A request for consultation was sent to Beale Air Force Base and no comments were received regarding the proposed project, therefore, the project would have ***less than significant impact*** on public or private airstrips.
- f) No new roads or road improvements are proposed for this project that would interfere with the existing road system. Since there would be no major physical interference to the existing road system, there would be ***a less than significant impact*** with an emergency response or evacuation plan.
- g) The project is not located in any fire hazard severity zones, as depicted by the Cal Fire 2007 Fire Hazard Severity Zones map. The property is within the jurisdiction of the Linda Fire Protection District, who will respond to fire emergencies within the project site. For this reason, the impact would be ***less than significant***.

X. HYDROLOGY AND WATER QUALITY		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i)	Result in a substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii)	Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv)	Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

- a) and b)The project will not result in ground disturbance equal to or greater than one acre in size as only a 1,600 square foot site is proposed and planned to be disturbed. The project does not anticipate consuming water or interfering with ground water recharge. Furthermore there are no water bodies that are in the immediate area that would be affected by soil runoff caused by grading activities since no grading is anticipated as part of the project. The Yuba County Public Works Department will review and address any issues associated with grading activities. Therefore, it is anticipated that impacts to water quality, drainage patterns, subsurface water and soil erosion are anticipated to be a *less than significant impact*.

- c) i-iv) While the project would introduce impervious surfaces, which have the potential to alter recharge patterns, the level of development is small and percolation and groundwater recharge activity would remain generally unchanged. Therefore, there would be a ***less than significant impact***.
- d) The project is not located within a 100-year flood plain, it is located within a 500-year flood plain. Yuba County is an inland area not subject to seiche or tsunami. Mudflow is not an identified issue at this location; therefore, there would result in a ***less than significant impact*** from flooding, mudflow, seiche, or tsunami.
- e) The project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan because Yuba County has not adopted a water quality control plan or sustainable groundwater management plan. There would be a ***less than significant impact***.

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

Discussion/Conclusion/Mitigation

- a) and b) The project site is within the valley floor of the community of Arboga within unincorporated Yuba County. The proposed project is not anticipated to create any physical division of an established community. Therefore, the project would result in ***no impact***.
- c) The project is consistent with the goals and policies of the Civic Center zone and Valley Neighborhood General Plan designation with providing supportive services. No rezoning to accommodate the project is required.

As previously stated in the Biological Resources section, the proposed project is not located in the Yuba-Sutter Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP) boundary; the plans are in the process of being prepared, however, no conservation strategies have been proposed to date which would be in conflict with the project. Therefore, the project would have ***no impact*** to conservation plans.

XII. MINERAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

- a) and b) Exhibit GS-5, Mineral Resource Locations, of the Yuba County 2030 General Plan Geology and Soils Background Report, identify known and expected mineral resources within Yuba County, respectively. The project site is not located with an active mining area or a mineral resource zone in Exhibit GS-5. The project is expected to have ***no impact*** on mineral resources.

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

Discussion/Conclusion/Mitigation:

- a) and b) The Yuba County 2030 General Plan contains recommended ambient allowable noise level objectives. The plan recommends a maximum allowable noise level of 60 dB in the daytime and 45 dB in evening hours. Temporary construction noise associated with project construction would be a source of noise for up to two months during project construction. Such noise would be minimal and be conducted solely during daylight hours. During construction, noise levels are expected to remain well below these thresholds of significance. After construction is complete, noise levels will drop to existing levels.

Primary sources of ground borne vibrations include heavy vehicle traffic on roadways and railroad traffic. There are no railroad tracks near the project site. Traffic on roadways in the area would include very few heavy vehicles, as no land uses that may require them are in the vicinity.

Construction activities associated with the project may cause a temporary increase in noise levels in the vicinity. However, these noise levels would be temporary and would cease once construction activities end. There are few residences on the surrounding parcels and construction noise is expected to have little impact on these parcels. Therefore, the exposure to noise generated from the project would be a *less than significant impact*.

- c) The project site is not located within two miles of a public airport or private air strip. *No impact* is anticipated to result from surrounding airport uses.

XIV. POPULATION AND HOUSING		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Induce substantial unplanned 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 checked="" type="checkbox"/>	<input 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"/>

Discussion/Conclusion/Mitigation:

- a) The project does not involve the construction of homes or any infrastructure that would be required to foster population growth near the project area and there would not be an increase to the population. Therefore, there would be a ***less than significant impact*** to population growth.
- b) The project does not involve the removal of housing/businesses or the relocation of people who currently utilize the site and would not require the construction of replacement housing. Therefore, the project would have ***no impact*** to existing housing or the need for replacement.

XIV. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

- a) The project is located within the Linda Fire Protection District which provides fire protection service to the area. The project site is also not located within a State Responsibility Area. Fire fees, if any, would be collected at the time building permits are issued for structures on a square foot basis. With the incorporated conditions of approval, payment of fire fees and adherence to the requirements from the Yuba County Ordinance Code and Fire Codes, impacts to fire protection would be ***less than significant***.
- b) The project area is located within unincorporated Yuba County and would be served by the Yuba County Sheriff's Department. Increased property tax revenue and annual police protections assessment Countywide would support additional civic services including law enforcement. Impacts related to police protection would be ***less than significant***.
- c) The proposed project does not include the construction of any housing and would not generate any students. Therefore, the project would have ***no impact*** on schools.
- d) The proposed project does not include construction of housing and would not generate an increased demand for parks. Therefore, the project would have ***no impact*** on parks.
- e) Other public facilities that are typically affected by development projects include the Yuba County Library and County roads. However, since there is no development proposed by the project there would be no increased demand for these services. Therefore, the project would have ***no impact*** to other public facilities.

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

Discussion/Conclusion/Mitigation:

- a) and b) The proposed project does not include the construction of any housing and would not increase the demand for parks or recreational facilities. The project also does not include the construction of any new recreational facilities. Therefore, the project would have ***no impact*** to parks or recreational facilities.

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

Discussion/Conclusion/Mitigation:

- a) The project is not located in an area where a plan, ordinance or policy measures the effectiveness for the performance of a circulation system. This includes evaluating all modes of transportation including mass transit and non-motorized travel. Therefore, the project will have ***no impact***.
- b) Yuba County has not yet adopted its own VMT analysis guidelines and standards of significance. In lieu of that guidance, the OPR Technical Advisory on Evaluating Transportation Impacts in CEQA provides recommended thresholds for determining the significance of VMT impacts associated with land use development projects.

For land use projects, OPR identified Vehicle Miles Traveled (VMT) per capita, VMT per employee, and net VMT as new metrics for transportation analysis. The CEQA Guidelines state that lead agencies, such as Yuba County, may establish "thresholds of significance" to assist with the determination of significant impacts of a project. The CEQA Guidelines generally state that projects that decrease VMT can be assumed to have a less than significant transportation impact. The CEQA Guidelines do not provide any specific criteria on how to determine what level of project VMT would be considered a significant impact.

Proposed Section 15064.3, subdivision (a), states, "For the purposes of this section, 'vehicle miles traveled' refers to the amount and distance of automobile travel attributable to a project." Here, the term "automobile" refers to on-road passenger vehicles, specifically cars and light trucks.

Certain types of projects as identified in statute, the CEQA Guidelines, or in OPR's Technical Advisory are presumed to have a less than significant impact on VMT and therefore a less than significant impact on transportation. In any area of the state, absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan,

projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than significant transportation impact. The proposed project is anticipated to have less than 20 trips during the construction period and approximately 2 trips for maintenance once installed. Therefore, impacts to VMT are expected to be *less than significant*.

- c) The project does not propose to create new roadways. The project provides for an unmanned wireless communications tower. The site area which contains approximately 1,600 square feet provides for enough room to safely maneuver as well as park associated maintenance vehicles associated with maintenance activities. Therefore, impacts to parking capacity are anticipated to be *less than significant*.
- d) The project site will be accessed from Plumas Arboga Road, an existing road. Therefore, impacts related to emergency access are anticipated to be *less than significant*.

XVIII. TRIBAL CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) 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) 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"/>

Discussion/Conclusion/Mitigation:

- a) In September of 2014, the California Legislature passed Assembly Bill (AB) 52, which added provisions to the Public Resources Code regarding the evaluation of impacts on tribal cultural resources under CEQA, and consultation requirements with California Native American tribes. No requests for consultation or comments were received from any of the Native American tribes during the review period. Therefore, no additional treatment or mitigative action is recommended for the property and would create a ***less than significant impact***.
- b) As discussed in the Cultural Resources section above, no additional consultation is required because the General Plan identifies the site as having low sensitivity to pre-historical resources.

The United Auburn Indian Community (UAIC) has requested their standard unanticipated discoveries mitigation measure to be included in all future Tribal Cultural Resources (TCRs) Chapters that they are unable to comment on. The mitigation measure addresses the inadvertent discoveries of potential TCRs, archaeological, or cultural resources during a project's ground disturbing activities. Therefore, in the event of the accidental discovery or recognition of tribal cultural resources in the project area the impact upon tribal cultural resources would be ***less than significant impact with mitigation incorporated***.

Mitigation Measure 18.1 Inadvertent Discoveries of TCRs

If any TCRs are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find. The appropriate tribal representatives from culturally affiliated tribes shall be immediately notified.

Work at the discovery location cannot resume until it is determined, in consultation with culturally affiliated tribes, that the find is not a TCR, or that the find is a TCR and all necessary investigation and evaluation of the discovery under the requirements of the CEQA,

including AB 52, has been satisfied. Preservation in place is the preferred alternative under CEQA and UAIC protocols, and every effort must be made to preserve the resources in place, including through project redesign.

The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary.

Therefore, in the event of the accidental discovery or recognition of tribal cultural resources in the project area the impact upon tribal cultural resources would be *less than significant impact with mitigation incorporated*.

XIX. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

- a) and b) The project does not propose the construction of any structures that would generate wastewater. Water connections are existing on the property & will be connected to for landscape irrigation water supply at the proposed project site. Proposed landscape includes trees & shrubs for screening purposes. Therefore, the impact would be ***less than significant***.
- c) The project does not require the use of water or wastewater treatment facilities and therefore does not require the expansion of water or wastewater treatment facilities. Therefore, the project would have ***no impact*** on wastewater and to wastewater facilities.
- d) and e) The project is not anticipated to result in the generation of any solid waste. Temporary waste may be generated during the construction of the project; however, the project contractor would be required to maintain a clean site in compliance with SWPPP and plan specifications & would comply with federal, state, and local statutes and regulations related to solid waste. Therefore, the project would have ***no impact*** to solid waste disposal.

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

DISCUSSION/CONCLUSION/MITIGATION:

a,b,c,d) The project will involve the placement of a 130' communications tower situated on a concrete slab measuring 40' in length, and 40' in width. The tower will be located directly adjacent to an existing water tank that would limit the possibility of wildfire or the spread of wildfire. The installation of the tower will all be done on the subject property and will not affect Plumas Arboga Road. Moreover, project related impacts to the adopted emergency response plan and emergency evacuation plan would be *less than significant*.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

- a) As discussed in the Cultural Resources section, construction associated with the project could potentially have impacts on cultural resources. Proposed mitigation measures would lessen the impact this project would have on cultural resources. Therefore, the projects impact would be ***less than significant impact with mitigation incorporated.***
- b) Construction of the project, in combination with other proposed projects in the adjacent area, may contribute to air quality impacts that are cumulatively considerable. However, when compared with the thresholds in the Air Quality section, the project would not have a cumulatively significant impact on air quality. Therefore, the projects impact would be ***less than significant impact with mitigation incorporated.***

The project is consistent with the Yuba County 2030 General Plan land use designation for the project site and the zoning for the project site. With the identified Mitigation Measures **MM 3.1** in place, cumulative impacts would be less than significant. No other cumulative impacts associated with this project have been identified.

- c) Due to the nature and size of the proposed project, no substantial adverse effects on humans are expected. The project would not emit substantial amounts of air pollutants, including hazardous materials. The one potential human health effects identified as a result of the project implementation were minor construction related impacts, mainly dust that could affect the few scattered residences near the project site. These effects are temporary in nature and are subject to the Feather River Air Quality Management District's Standard Mitigation measures that would reduce these emissions to a level that would not be considered a significant impact. Therefore, the project would have a *less than significant impact with mitigation incorporated*.

REFERENCES

1. Yuba County 2030 General Plan Environmental Impact Report, AECOM
2. Yuba County 2030 General Plan, AECOM
3. Yuba County Development Code 2015.
4. Yuba County Important Farmland Map 2012. California Department of Conservation.
5. Yuba County Improvement Standards.
6. State of California Hazardous Waste and Substance Site "Cortese" List
7. Electromagnetic Energy (EME) Exposure Report, OSC Engineering Inc., August 2022.

The County of Yuba

Community Development & Services Agency

Michael Lee, Director

Phone (530) 749-5430 • Fax (530) 749-5424

915 8th Street, Suite 123

Marysville, California 95901

www.yuba.org



AIRPORT

(530) 749-7800 • Cell (530) 682-1073

BUILDING

(530) 749-5440 • Fax (530) 749-5616

CODE ENFORCEMENT

(530) 749-5455 • Fax (530) 749-5616

ENVIRONMENTAL HEALTH • CUPA

(530) 749-5450 • Fax (530) 749-5454

PLANNING • CDBG

(530) 749-5470 • Fax (530) 749-5616

PUBLIC WORKS • SURVEYOR

(530) 749-5420 • Fax (530) 749-5424

FINANCE AND ADMINISTRATION

(530) 749-5430 • Fax (530) 749-5424

July 19, 2022

Property Owner: Jared Haste
1268 Broadway Street
Olivehurst, CA 95961-8810
Contact: Nick Tagas

RE: Minor Conditional Use Permit (CUP 2022-0009) and Design Review (DRC 2022-0004) Application for Proposed AT&T Tower

Dear Mr. Tagas,

I have reviewed the project site, ~~1268 Broadway Street~~ ^{3456 Warehouse Road}, Olivehurst, CA 95961-8810 for regional broadband/internet access connectivity service thresholds based on the most recent service availability maps, as made available by the California Public Utilities Commission. Upon review, the project site and surrounding vicinity would benefit from an improvement of broadband/internet service availability. As such, I am expressing my support for the Minor Conditional Use Permit CUP 2022-0009 project.

If you have any questions, please do not hesitate to contact me at (530) 749-5471.

Sincerely,

Ian Scott

Project Manager of Broadband

July 18, 2022

Yuba County CDSA Planning Department
Kevin Perkins-Planning Director
915 8th Street, Suite 123
Marysville, CA 95901
kperkins@co.yuba.ca.us
530-749-5674

Subject: Invitation to Comment
CVL04310 / I5775167
3456 Warehouse Road, Arboga, Yuba County, CA 95961
EBI Project #6122006328

Dear Kevin Perkins:

Pursuant to Section 106 of the National Historic Preservation Act, the regulations promulgated thereunder and interagency agreements developed thereto, EBI Consulting, Inc., on behalf of AT&T Mobility, LLC, provides this notice of a proposed telecommunications facility installation at the address listed above.

EBI would like to inquire if you would be interested in commenting on this proposed project. Please refer to the attached plans for additional details.

Please note that we are requesting your review of the attached information as part of the Section 106 process only and not as part of the local zoning process. We are only seeking comments related to the proposed project's potential effect to historic properties.

Please submit your comments regarding the proposed project's potential effect on historic properties to EBI Consulting, to my attention at 6876 Susquehanna Trail South, York, PA 17403, or contact me via telephone at the number listed below. Please reference the EBI project number. We would appreciate your comments as soon as possible within the next 30 days.

Note that this project will be entered into the Federal Communication Commission's e106 System, which will send notifications of the project throughout the Section 106 process.

Respectfully Submitted,



Sarah Addleman
Architectural Historian
saddleman@ebiconsulting.com
757-354-7566

Attachments - Drawings and Maps



Serving Sutter and Yuba Counties

541 Washington Avenue
Yuba City, CA 95991
(530) 634-7659
FAX (530) 634-7660
www.fraqmd.org

Christopher D. Brown, AICP
Air Pollution Control Officer

July 1, 2022

County of Yuba Planning Department
915 8th Street, Suite 123
Marysville, CA 95901
Fax: 530-749-5434

Re: CUP 2022-0009; Proposed AT&T Monopine Tower (3456 Warehouse Rd)

Dear Vanessa Franken,

The Feather River Air Quality Management District (District) appreciates the opportunity to review and comment on the project referenced above.

The district has attached a list of local and state regulations applicable to new development that each project must adhere to in addition to any mitigation measures proposed to reduce construction or operational air quality impacts. It should be noted that, If the applicant plans on adding a permanent emergency power source (stationary generator) during construction phase or in the future, an air quality permit may be required. The applicant may contact the district engineering staff if they have any questions about permitting.

If you need further information or assistance, please contact me at (530) 634-7659 x209. Air District staff will be available to assist the project proponent or Lead Agency as needed.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Angelonides".

Peter Angelonides
Air Quality Planner I

Enclosures: Rules and Regulations Statement

File: Chron



September 8, 2022

Vanessa Franken
Yuba County
915 8th Street
Marysville, CA 95901

Re: CUP 2022-0009; Proposed AT&T Monopine Tower

Dear Vanessa:

Thank you for providing PG&E the opportunity to review your proposed plans for Proposed AT&T Monopine Tower dated 6-8-2022. Our review indicates your proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to your design, we ask that you resubmit the plans to the email address listed below.

If you require PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management



August 8, 2022

County of Yuba
Community Development & Services Agency
Planning Department
915 8th St.
Marysville, CA 95901

RE: CASE CUP 2022-0009 (AT & T)

CUP 2022-0009

RD784 EARLY CONSULTATION COMMENTS

In response to your Application Routing dated June 8, 2022, Reclamation District No. 784 (RD 784) provides the following comments and recommends that they be incorporated into the conditions of approval.

This project lies within Reclamation District No. 784 Drainage Basin C and is zoned Civic Center within the Plumas Lake Specific Plan. RD 784 recommends that the following conditions of approval be incorporated:

1. The project shall meet or exceed the requirements of the RD 784 Master Drainage Plan for Drainage Basin C and all future revisions to the Drainage Basin B Master Drainage Plan for portions within Drainage Basin C.
2. Developers shall pay operation and maintenance fees in CSA 66 for operation and maintenance of RD 784 facilities. It does not appear the property is within CSA 66 and will need to annex into CSA prior project approval or obtain RD 784 Board approval to defer or waive this requirement.
3. Developer shall pay all Drainage Basin C impact fees prior to recordation of the final parcel map, building permit, or prior to any approvals which create additional impacts to the system for land within Drainage Basin C whichever occurs first. Grading (which includes compaction of the parking areas, roadways, and pads) of the property shall be considered an impact to the system. Aggregate Base parking and storage areas are considered impervious. The drainage impact fee will be based on the weighted runoff coefficient considering on the impervious area on the site.
4. The project shall incorporate storm water quality control measures to the onsite improvements. The control measures are intended to serve as best management practices (BMPs) implemented to meet the standard of "reducing pollutants in urban runoff to the maximum extent practicable" established by the Regional Board and the U.S. Environmental Protection Agency. RD 784 has

accepted use of Sacramento and South Placer Region standards in the Storm water Quality Design Manual. Drainage from this area is assumed to be drained into the South Ella Basin.

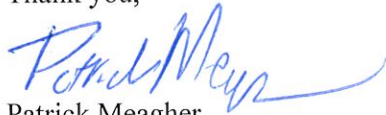
5. No building permits shall be issued until all required RD 784 drainage improvements have been completed and are operational to the satisfaction of RD 784. Drainage from this area is assumed to be drained into the South Ella Basin.
6. All building pads shall be at least one foot above the 100-year base flood elevation in accordance with the best available information in the Reclamation District No. 784 Master Drainage Plan.
7. The 100-year base flood elevation shall be shown on the approved tentative map and all improvements plans.

Storm water quality is a major issue within Drainage Basin C (along with the other Basins) and the stormwater quality will be enforced. The submittal does not have a drainage plan or storm drainage layout. The drainage shall be directed to Lateral 15. Developer shall obtain all required permits to install outfall pipe and structure within Lateral 15.

RD 784 has not received a formal application from the applicant. The applicant shall submit a formal application and a plan check/ review deposit prior to additional work being completed by RD 784 (i.e. site plan review, grading plan, improvement plans, impact fee agreement).

If you have any questions or require additional information, please contact RD 784.

Thank you,



Patrick Meagher
General Manager
Reclamation District 784

Cc:

Sean Minard, MHM Inc. (RD784 District Engineer)
1204 E St.
Marysville, CA 95901

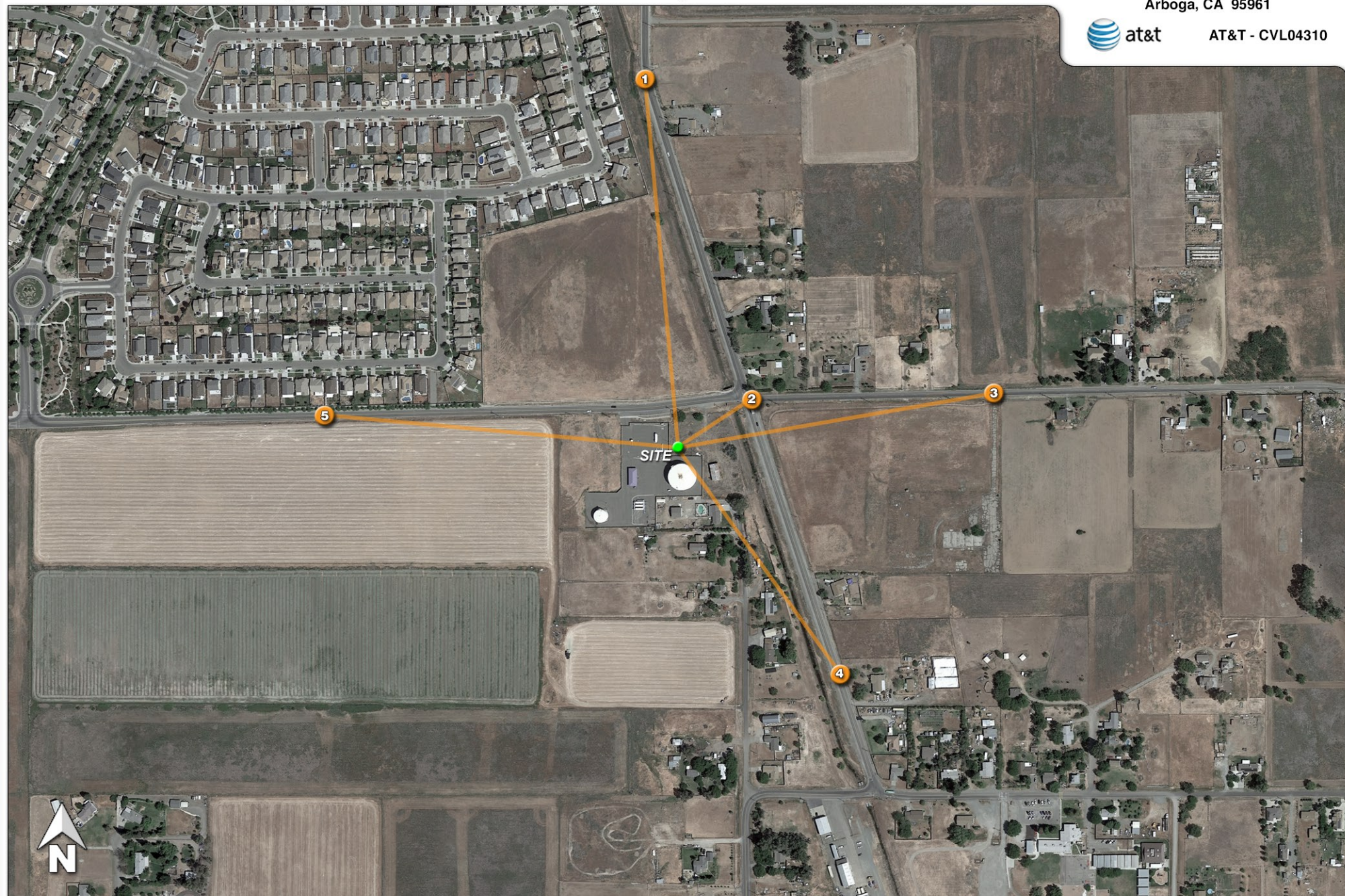
Plumas & Arboga Rd

3456 Warehouse Rd
Arboga, CA 95961



AT&T - CVL04310

Aerial photograph showing the viewpoints for the photosimulations.



1



Existing

Stationary drone for height and placement

Plumas & Arboga Rd

3456 Warehouse Rd
Arboga, CA 95961



AT&T - CVL04310

Photosimulation of the view looking south along Arboga Road, about 400 yards north of the intersection, at the bend in the road.



Proposed

Proposed 130 ft monopine

Photosimulation of the view looking southwest from the intersection of Arboga Rd and Plumas Arboga Road.

2

Stationary drone for height and placement

Proposed 130 ft monopine

Proposed generator, shelter, equipment and water storage tank
Proposed pines and evergreen shrubs

Existing

Plumas & Arboga Rd

3456 Warehouse Rd
Arboga, CA 95961



AT&T - CVL04310

Proposed

3

Stationary drone for height and placement

Existing

Photosimulation of the view looking west along Plumas Arboga Road, about 300 yards east of the intersection.

Plumas & Arboga Rd

3456 Warehouse Rd
Arboga, CA 95961



AT&T - CVL04310

Proposed 130 ft monopine

Proposed

4

Stationary drone for height and placement

Existing

Photosimulation of the view looking north along Arboga Road, about 330 yards south of the intersection.

Plumas & Arboga Rd

3456 Warehouse Rd
Arboga, CA 95961



AT&T - CVL04310

Proposed 130 ft monopine

Proposed

5

Stationary drone for height and placement

Existing

Photosimulation of the view looking east along Plumas Arboga Road, about 520 yards west of the intersection.

Plumas & Arboga Rd

3456 Warehouse Rd
Arboga, CA 95961



AT&T - CVL04310

Proposed 130 ft monopine

Proposed