

**LEMOORE PLANNING COMMISSION
STAFF REPORT**

**E.I.A No. 2006-09 – CONDITIONAL USE PERMIT NO.2006-03
SITE PLAN REVIEW NO.2006-08
APPLICATION BY JAMIE STRAPHAN OF UBIQUITEL**

A. General Information:

- | | |
|---------------------------------|---|
| 1. Planning Commission Review: | May 22, 2006 |
| 2. Owner: | Genevieve Garcia, Angelina Garcia & Mary Garcia
15644 Houston Avenue
Lemoore, Ca. 93245
(559) 584-0427 |
| 3. Applicant: | UbiquiTel
Jamie Straphan
6399 W. Shields Avenue
Fresno, CA 93722
(559) 308-3555 |
| 4. Location: | 541 G Street; North side of "G" Street, approximately 200 feet west o Hill |
| 5. Property Description: | Assessor Parcel No. 020-017-001 |
| 6. Site Area: | 0.25 acres (entire) parcel; 280 square-foot area for tower |
| 7. General Plan Designation: | Light Industrial |
| 8. Current Zone Classification: | ML (Light Industrial) |
| 9. Existing Use: | Mostly vacant with the exception of the 75' communication tower |
| 10. Proposed Use: | Extension of tower by 25' to 100' and the addition of 3 new antennae and new radio equipment on the ground |

B. Project Location & Description:

UbiquiTel has applied for a Conditional Use Permit to collocate on an existing unmanned communications tower facility on a parcel located at 541 "G" Street, approximately 200' west of Hill Street. The subject parcel is approximately 0.25 acres in size.

The properties immediately to the west, south and east of the project site are zoned Light Industrial (ML). The property to the north is zoned Residential Multi-Family (RM-2.5). The project parcel has an existing communications tower facility that occupies 280 square-feet (14'x20') of ground. The tower area is 26.5' from the easterly parcel line, 15.7' from the westerly parcel line and 100.8' feet from the northerly parcel line which borders "G" Street.

The southern boundary line borders a 20' wide alley. The remainder of the parcel is presently vacant and unimproved.

The unmanned wireless communications tower facility presently exists on the site is comprised of a 75' monopole tower, one antenna and the equipment to operate it. UbiquiTel proposes to collocate within this existing facility. They are proposing to increase the monopole tower by 25' to a maximum height of 100'. According to the applicant, the original pole structure was designed to handle a pole tower of 100'. This total height would not include a lightning rod which would be placed at the top of the 100' monopole. Under UbiquiTel's collocation proposal, three new panel antennas will be added at the new 100' centerline.

C. Compliance with Conditional Use Permit Criteria:

The City Code requires the Planning Commission to make findings on an application for conditional use, based on criteria stated in Section 9-15B-2E of the City code. The following findings are made for Commission's consideration and acceptance.

Criteria 1: *That there are circumstances or conditions applicable to the land, structure or use which makes the granting of a conditional use permit necessary for the preservation and enjoyment of a substantial property right.*

There are industrial type facility structures already in place both on the project site and adjacent to the site, to the west and to the south. The project site itself is zoned light industrial and presently has an existing communications tower facility on site.

These type of facilities are known to emit electro-magnetic fields (EMFs). Technical studies, however, have been inconclusive on whether they produce any adverse health effects. From the aesthetic consideration as well as potential health impacts; industrially designated/zoned areas have been determined as the most appropriate locations for these type of facilities.

Allowing the collocation and upgrade the existing communications facility, will eliminate the need to erect a new tower in the downtown area which would add more clutter to the City's skyline. It will also preserve land for other uses. The project proposes to enhance the communication service to the downtown area with the additional 25' height to the monopole and 3 array antennas, which proposes to provide a wider range of service.

The proposed project meets the above criteria and serves the public's need. The site is located within a light industrial zoned area. A facility of this type has been approved, erected and is presently in operation on the site. No additional land will be needed for the project.

Criteria 2: *That the proposed location of the conditional use is in accordance with the objectives and purposes of the zoning regulations and the purposes of the district in which the site is located.*

The purposes of industrial districts include:

- ? Protecting industrial uses from residential and commercial uses;
- ? Protecting residential and commercial property from hazardous and objectionable influences of industrial uses; and
- ? Providing adequate space for modern industrial development.

While this facility may not be considered an industrial use, towers of up to 75' are a "permitted use". The extension of the pole to height of 100' is what requires a conditional use permit under Zone Ordinance No. 9-10A-4. The aesthetic issue is not specifically addressed under the ordinance and will require a determination from Council. Pictures of the anticipated visual impact at several locations in the downtown area are included for your review.

Criteria 3: *That the proposed use will comply with each of the applicable provisions of the City's Zoning Regulation.*

The site plan review analysis, which is included as part of the conditional use permit approval process, will ensure that the project complies with all applicable zoning regulations.

D. Site Plan Review:

The submitted site plan for the proposed digital communication facility has been reviewed to determine compliance with the City's code, policies and environmental considerations. The following findings are made:

1. General Plan and Zoning Compliance:

The parcel on which the digital communications facility is being proposed is approximately seventy-five feet (75') wide and one-hundred and fifty feet (150') deep. The entire parcel is designated for light industrial uses under the Lemoore General Plan and is zoned ML (Light Industrial). The project area is two-hundred and eighty square feet (280) (20' x 14') and is contained entirely within the parcel. The industrial district requires that the front yard setback be 1' for every one foot in structural height from the property line or at least 15', whichever is greater, one-hundred feet (100') needed is site plan, and no rear or sideyard setbacks are required. The tower's setbacks per the site plan conform to the City's zoning regulations.

2. Ingress/Egress and Internal Circulation:

Access to the project area is from an existing twelve feet (12') wide paved driveway providing access to the existing communications tower facility from "G" Street. Generally, a twelve feet (12') wide driveway would not be considered adequate, however, this access width is deemed sufficient since both the present use and the proposed use do not propose to generate two-way traffic and the facility is now and will continue to be unmanned. However, the driveway will need to be maintained to provide a durable, dustless surface that is graded to appropriately drain surface water pursuant to Section 9-12-3H.4 of the City Codes of Regulations.

3. Storm Drainage:

The project upgrade should not generate the water runoff required to tie into an existing or adjacent public storm drainage system. The subject parcel is largely unimproved, vacant and unpaved and should be able to absorb any runoff created by the facility site area.

4. Sewer:

An 8-inch sewer line is located at Hill Street approximately 250' east of the project site. However, the proposed upgrade to the digital communications facility will not need

access to a sewer system.

5. Water:

An 8" water line is available to the site from "G" Street. Water service will be needed to irrigate the trees, which are required to visually shield the facility from nearby residential use RM-2.5 to the north of the project parcel. If the existing facility is not yet connected the applicant will need to either connect to the "G" Street water line and extend a line south to the project area or explore other means of providing water to the project area.

6. Federal Aviation Administration (FAA) Approval:

The proposed one-hundred feet (100') high tower may create a hazardous situation for air traffic in the area. To mitigate this impact, the tower will need to be approved by the Federal Aviation Administration (FAA) prior to adding the twenty-five feet (25') to the existing seventy-five feet (75') high monopole and complied with any other requirements they have. The applicant shall submit a copy of the FAA approval to the Community Development Department and Building Department prior to issuance of the building permit.

7. Federal Communications Commission (FCC) Approval:

The proposed tower will emit electromagnetic fields, which may be associated with possible adverse health impacts. To mitigate this potential impact, emissions created by the tower will need to meet the standards of the Federal Communications Commission (FCC). A copy of the FCC approval shall be submitted to the Community Development Department and Building Department prior to issuance of the building permit.

8. Street Widening:

No additional demands will be placed on "G" Street, a local street, therefore no improvements at present will be required for the street.

9. Co-location and Multi-Use Facility:

The various types of wireless communications available and the number of companies that may be offering these services, creates a likely potential for having many communication towers throughout the City. In order to minimize tower proliferation, the proposed digital communication facility upgrade will need to be designed to allow for co-location and multi-use. The applicant shall enter into an agreement with the City stating that the proposed facility will provide for co-location of all types of wireless communications and that UbiquiTel will permit other companies offering wireless communication services to utilize this tower and other equipment located in the project area.

10. Abandonment of Tower:

Telecommunication technology advances may deem today's facilities obsolete in the not to distant future. In order to protect the City's skyline from becoming cluttered with obsolete tower structures; the applicant shall be required to remove the tower and other facility structures, at their cost, when the facility has been unused for a period in excess of one year.

11. Lighting:

For safety and security, on-site lighting shall be provided. Lighting will be of the design and intensity so as to not cause glare or discomfort to surrounding properties. The location and design of the proposed lighting shall be submitted to the Building Department for approval. In addition, the FAA may require safety lighting for the tower structure due to its proposed new height of 100'. The applicant shall provide any lighting as required by the FAA.

12. Power and Telephone Easement:

A communications facility presently exists on the site and necessary services are already being provided, therefore no additional easements are presently being requested.

13. Dust Control:

The southern San Joaquin Valley commonly violates state and federal air quality guidelines. To reduce fugitive dust and particulate matter created by vehicles accessing the project area and also pursuant to Section 9-12-3H.4 of the Lemoore Municipal Code, the twelve feet (12') wide paved access driveway will need to be maintained so as to not create unnecessary dust.

14. Structural Stability:

Structural stability performance test, of the one-hundred feet (100') high tower, will need to be provided. Soils report along with structural design and calculations prepared by a licensed structural engineer, shall be submitted to the Community Development Department and reviewed by the City Engineer prior to issuance of a building permit.

15. Landscaping:

No landscaping is proposed within the project area. However, to buffer existing land uses in the area and the residential development to the north, trees shall be required along the northern boundary of the project area and vines planted around the fencing equipment/tower area. This will provide a visual barrier at eye level to adjacent residential uses. The trees should be at least seven feet (7') in height upon initial planting. Irrigation for these trees shall also be required. Landscape and irrigation plans shall be included with the construction plans and need to be approved by the Community Development Department. Weed abatement for the entire parcel shall be the responsibility of the applicant, even though the tower is located on a portion of the parcel site.

16. Fencing:

A six (6) feet high chain link fence topped with three (3) strands of barbed wire is proposed to surround the project area. Section 9-10-6:C of the Lemoore Municipal Code, requires that the open storage of materials or equipment shall be permitted only within an area surrounded and screened by an ornamental solid wall or fence or compact evergreen hedge (with solid gates where necessary), not less than seven feet (7') in height. Therefore, the proposed chain link fence shall include green slats and vines shall be planted in sufficient levels to cover the entire fenced area.

17. Tower Color:

The proposed one-hundred feet (100') high tower will be considered a high structure within the City limits and may create an adverse aesthetic impact. To mitigate this impact the tower shall be required to be painted in light grey color to blend with the surrounding sky.

E. Public Input:

Notices were mailed to property owners within a radius of 300 feet from the subject parcel property line notifying said property owners of the proposed digital communications facility. No comments were received.

F. Comments from Other Agencies/Departments:

Referrals were sent to various deparments requesting comments. A responce was received from the Department of Public Works (see attached) and consideration to their response is given in preparing this report.

G. Environmental Imapct Assessment:

A preliminary environmental impact assessment was completed for the the project in compliance with the California Environmental Quality Act (CEQA) and was determined that the digital tower communications facility will not have a significant adverse environmental impact. A Negative Declaration is, therefore, recommended for adoption pursuant to the California Environmental Quality Act, as amended.

H. Recommendation:

Staff recommends that the Commission adopt a Negative Declaration, approve staff's above listed findings on the CUP, and approve Conditional Use Permit No. 2006-03 with the following conditions and such determination shall be forwarded to Council for them to affirm, reverse or modify such decision. This approval shall expire one (1) year from the date of its approval by the City Council and all required permits and approvals shall be obtained within this period.

1. The project shall be developed in accordance to the plans as submitted except for any modifications needed to meet the conditions of approval.
2. UbiquiTel shall enter into an agreement with the City of Lemoore so that the digital communications facility shall provide for collocation of all types of wireless communications and that UbiquiTel will permit other companies offering wireless communication services in the area to utilize the tower and project area.
3. Three (3) sets of construction drawings and calculations, prepared by a licenced structural engineer, shall be submitted to the Building Department for review and approval by the City's representative.
4. UbiquiTel shall be responsible for weed abatement of the entire parcel site and shall conform to standards set by the Parks and Recreation Department of the City of Lemoore.
5. Plans of the proposed tower changes/additions shall meet the standards of the Federal Aviation Administration (FAA) and the Federal Communications

Commission (FCC) and proof of such shall be submitted to the Building and Planning Departments when submitting construction plans.

6. The existing twelve feet (12') wide driveway access from "G" Street, shall be maintained properly for its entire length.
7. The tower shall be painted light grey in color to blend well with the surroundings.
8. Landscape and irrigation plans shall be submitted to the Community Development Department for review and approval prior to submittal of the construction drawings. Trees shall be planted along the northern boundary line of the site. The trees shall be at least seven feet (7') tall upon planting. Vines shall be planted along a slatted chain link fence surrounding the tower so that they can provide a visual barrier. Weed abatement and landscape maintenance shall be properly maintained.
9. Outdoor lighting shall be provided for safety and security reasons and the location and design of this lighting shall be such that it will not create glare and discomfort to people on adjoining properties per the Building Department. Any lighting requirements of the FAA shall also be met.
10. The applicant, at its cost, shall remove the tower and all related structure if facility has remained unused for a period in excess of one year.
11. In accordance with City Council Resolution 2005-24 adopted on June 7, 2005, the Council has authorized staff to prepare an updated impact fee study which is anticipated to be completed within one year. The project will have an impact on the need for new public facilities and improvements in the City. The costs associated with that impact and the connection between the need for new public facilities and the proposed project will be set forth in a new Resolution to be adopted by the City Council. As a result, the applicant shall be subject to and shall pay these impact fees when they are set forth; should construction commence prior to the completion of such fee schedule an interim assessment will have to be made. Development Impact Fees shall be collected upon issuance of building permits for the development at the rate in effect on the date of the building permit.

ENVIRONMENTAL CHECKLIST FORM

FOR THE CITY OF LEMOORE

1. Project Title: Conditional Use Permit No.2006-03/ISite Plan Review No.2006-08
2. Lead Agency Name and Address: City of Lemoore, 210 Fox Street, Lemoore California 93245
3. Contact Person and Phone Number: Holly Smyth (559) 924-6740
4. Project Location: 541 "G" Street, Lemoore, CA. 93245
5. Project Sponsor's Name and Address: James Straphan, 6399 W. Shields Ave., Fresno, Ca 93722
6. General Plan Designation: Light Industrial
7. Zone District: ML
8. Description of Project: Add 25' to an existing 75' monopole for a total height of 100', and co-locate 3 antenna arrays
9. Surrounding Land Uses and Setting: West, south and east is light industrial – North is multi-family residential
10. Other public agencies whose approval is required: Federal Communication Commission, Federal Aviation Administration

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION - On the basis of this initial evaluation:

(To be completed by the Lead Agency)

- 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 the mitigation measures described on an attached sheet have been added to the project. 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." 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, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR 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.

Signature

Holly P. Smyth
Printed Name

May 22, 2006
Date

City of Lemoore
For

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 project 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 a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, 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 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 effect 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 earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, 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) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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I. AESTHETICS - Would the project:

a) Have a substantial adverse effect on a scenic vista?		XX	
b) Substantially damage scenic resources, including, but not limited to, trees, rock, outcroppings, and historic buildings within a state scenic highway?			XX
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			XX
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			XX

II. AGRICULTURAL RESOURCES - Would the project:

(Note: 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.)

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?			XX
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			XX
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?			XX

III. AIR QUALITY - Would the project:

- a) Conflict with or obstruct implementation of the applicable air quality plan?
- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- c) Result in 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)?
- d) Expose sensitive receptors to substantial pollutant concentrations?
- e) Create objectionable odors affecting a substantial number of people?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES - Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations or by the California Dept. of Fish & Game or US Fish & Wildlife Service?
- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Dept. of Fish & Game or US Fish & Wildlife Service?
- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

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V. CULTURAL RESOURCES - Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- d) Disturb any human remains, including those interred outside of formal cemeteries?

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VI. GEOLOGY AND SOILS - Would the project:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- 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 & Geology Special Publication 42.*)
 - ii) Strong seismic ground shaking?
 - iii) Seismic-related ground failure, including liquefaction?
 - iv) Landslides?
- b) Result in substantial soil erosion or the loss of topsoil?
- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?
- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

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VII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- b) Create a significant hazard to the public or the environment Through reasonably foreseeable upset and accident Conditions involving the release of hazardous materials Into the environment?
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- h) Expose people or structures to a significant risk or loss, injury or death involving wildland fires, including where wildlands area adjacent to urbanized areas or where residences are intermixed with wildlands?

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VIII. HYDROLOGY AND WATER QUALITY - Would the project:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
			XX

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

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- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

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- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

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- e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

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- f) Otherwise substantially degrade water quality?

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- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

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

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- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

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- j) Inundation by seiche, tsunami, or mudflow?

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IX. LAND USE AND PLANNING - Would the project:

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

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

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X. MINERAL RESOURCES - Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- 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?

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XI. NOISE - Would the project result in:

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

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XI. NOISE - Would the project result in: (cont.)

- b) Exposure of persons to or generations of excessive ground-borne vibration or ground-borne noise levels?
- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
			XX
			XX
			XX
			XX
			XX

XII. POPULATION AND HOUSING - Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by processing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b) Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

			XX
			XX
			XX

XIII. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
 - i) Fire protection?
 - ii) Police protection?
 - iii) Schools?
 - iv) Parks?
 - v) Other public facilities?

			XX
			XX
			XX
			XX
			XX

XIV. RECREATION

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have been an adverse physical effect on the environment?

			XX
			XX

XV. TRANSPORTATION/TRAFFIC - Would the project:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections.)?				XX
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				XX
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				XX
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				XX
e) Result in inadequate emergency access?				XX
f) Result in inadequate parking capacity?				XX
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				XX

XVI. UTILITIES AND SERVICE SYSTEMS - Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				XX
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				XX
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				XX
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				XX
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to the serve the project's projected demand in addition to the provider's existing commitments?				XX
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				XX
g) Comply with federal, state, and local statutes and regulations related to solid waste?				XX

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history?
- b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)?
- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
			XX

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EXPLANATION OF OTHER THAN “NO IMPACT” RESPONSES

Item Ia A 75' communications tower facility presently exists on the site and is a “permitted use”. The parcel site is zoned light industrial and is located and surrounded on three sides by light industrial uses. The proposed addition of 25' along with the addition of the 3 array antennas, to the monopole, will make it the highest structure in the area by approximately 20'. Storage tanks of approximately 80' feet are adjacent to the site as are industrial structures of 30' or more. The alternative would be an additional 75' tower which would add to the City's skyline clutter and would require additional land that can serve better uses. The tower structure will be maintained and painted a color that would better blend with the skyline and trees and landscaping will be provided at the ground level to keep the visual impacts minimal.