



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
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TOM BURNS, PLANNING DIRECTOR

NOTICE OF ENVIRONMENTAL REVIEW PERIOD

SANTA CRUZ COUNTY

APPLICANT: County of Santa Cruz Planning Department

APPLICATION NO.: N/A County Code Section 13.10.660-68 Amendments

APN: Countywide

The Environmental Coordinator has reviewed the Initial Study for your application and made the following preliminary determination:

XX Negative Declaration
(Your project will not have a significant impact on the environment.)

 Mitigations will be attached to the Negative Declaration.

XX No mitigations will be attached.

 Environmental Impact Report
(Your project may have a significant effect on the environment. An EIR must be prepared to address the potential impacts.)

As part of the environmental review process required by the California Environmental Quality Act (CEQA), this is your opportunity to respond to the preliminary determination before it is finalized. Please contact Matt Johnston, Environmental Coordinator at (831) 454-3201, if you wish to comment on the preliminary determination. Written comments will be received until 5:00 p.m. on the last day of the review period.

Review Period Ends: **August 25, 2008**

Frank Barron
Staff Planner

Phone: 454-2530

Date: July 31, 2008



Environmental Review Initial Study

Application Number: N/A

Date: July 15, 2008

Staff Planner: Frank Barron, Policy Section

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: County of Santa Cruz

APN: N/A

OWNER: N/A

SUPERVISORAL DISTRICT: Countywide

LOCATION: Countywide

SUMMARY PROJECT DESCRIPTION: This project consists of County Code amendments to the County's Wireless Communication Facilities (WCF) Ordinance (County Code Section 13.10.660-68). These amendments would: (1) apply a 300-foot visual impact buffer between roof-mounted WCFs and residential areas, unless it can be shown that proposed new WCF antennas/equipment would not be readily visible from nearby residences or public viewsheds; (2) apply a 300-foot (or 5-times the height of the WCF tower, whichever is greater) visual impact buffer between WCFs and public primary and secondary schools, unless it can be shown that proposed new WCF antennas/equipment would not be readily visible from nearby residences or public viewsheds; and (3) limit the number of WCFs on any single parcel to no more than three separate WCFs, with no more than nine separate antenna panels and three separate equipment enclosures/shelters, unless it can be shown that additional WCF antennas/equipment would not be readily visible from nearby residences or public viewsheds. The intent of the project is to reduce the visual impacts from WCFs.

ALL OF THE FOLLOWING POTENTIAL ENVIRONMENTAL IMPACTS ARE EVALUATED IN THIS INITIAL STUDY. CATEGORIES THAT ARE MARKED HAVE BEEN ANALYZED IN GREATER DETAIL BASED ON PROJECT SPECIFIC INFORMATION.

<input type="checkbox"/> Geology/Soils	<input type="checkbox"/> Noise
<input type="checkbox"/> Hydrology/Water Supply/Water Quality	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Energy & Natural Resources	<input type="checkbox"/> Public Services & Utilities
<input checked="" type="checkbox"/> Visual Resources & Aesthetics	<input type="checkbox"/> Land Use, Population & Housing
<input type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Cumulative Impacts
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Transportation/Traffic	<input type="checkbox"/> Mandatory Findings of Significance

DISCRETIONARY APPROVAL(S) BEING CONSIDERED

<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Use Permit
<input type="checkbox"/> Land Division	<input type="checkbox"/> Grading Permit
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Riparian Exception
<input type="checkbox"/> Development Permit	<input checked="" type="checkbox"/> Other: County Code Amendment
<input type="checkbox"/> Coastal Development Permit	

NON-LOCAL APPROVALS

Other agencies that must issue permits or authorizations: Calif. Coastal Commission

ENVIRONMENTAL REVIEW ACTION

On the basis of this Initial Study and supporting documents:

☒ 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 attached mitigation measures 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.


Matthew Johnston

7/30/08
Date

For: Claudia Slater
Environmental Coordinator

II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS

Parcel Size: N/A (Countywide)

Existing Land Use: N/A (Countywide)

Vegetation: N/A (Countywide)

Slope in area affected by project: N/A (Countywide)

Nearby Watercourse: N/A (Countywide)

Distance To: N/A (Countywide)

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply: N/A

Water Supply Watershed: N/A

Groundwater Recharge: N/A

Timber or Mineral: N/A

Agricultural Resource: N/A

Biologically Sensitive Habitat: N/A

Fire Hazard: N/A

Floodplain: N/A

Erosion: N/A

Landslide: N/A

Liquefaction: N/A

Fault Zone: N/A

Scenic Corridor: Possibly

Historic: N/A

Archaeology: N/A

Noise Constraint: N/A

Electric Power Lines: N/A

Solar Access: N/A

Solar Orientation: N/A

Hazardous Materials: N/A

SERVICES

Fire Protection: N/A

School District: N/A

Sewage Disposal: N/A

Drainage District: N/A

Project Access: N/A

Water Supply: N/A

PLANNING POLICIES

Zone District: Various

General Plan: N/A

Urban Services Line:

Coastal Zone:

 X Inside

 X Inside

Special Designation: N/A

 X Outside

 X Outside

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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PROJECT SETTING AND BACKGROUND: When the Santa Cruz County Wireless Communications Facilities (WCF) Ordinance was originally written and approved in 2001, it was thought that it was generally better to concentrate WCFs by "co-locating" them (i.e., single poles with multiple carriers/WCFs mounted upon them), so as to minimize their proliferation throughout the community, and thus minimize their visual impact. However, it has become clear that at many of these co-locations and other types of multi-carrier sites (i.e., where multiple towers/poles exist on a single parcel) there has been an over-proliferation of unsightly equipment and antennas that have resulted in a significant visual impact (see photos in Attachment 2). The Board of Supervisors has, therefore, determined that there should be a limit on the overall number of carriers (3), antennas (9) and equipment shelters (3) allowed at any one co-location/multi-carrier site (the WCF Ordinance currently contains no such limits). To further protect visual resources in the community, the Board of Supervisors also determined that the existing visual impact buffer requirement between WCF towers and residences (i.e., 300-foot or 5 times the height of the tower, whichever is greater) should be expanded to include roof-mounted WCFs and should apply to the areas around public primary and secondary schools as well as residences.

The areas to be affected by this countywide policy change include numerous potential and actual WCF co-location/multi-carrier sites, most of which are located in non-residential areas, generally on or near hilltops or other prominent locations Countywide (so as to maximize radio wave propagation). There are approximately 20 such co-location/multi-carrier sites currently in existence in the unincorporated area, approximately 12 of which already have 3 or more Personal Wireless Service carriers (i.e., telecom companies) and thus would not be able to accept additional carriers (unless the additional antennas/equipment would not be readily visible from neighboring residences or public viewsheds). Other affected areas will include areas within 300-feet of residential properties, in which roof-mounted WCFs will become prohibited (unless they will not be readily visible from nearby residences or public viewsheds), and areas within 300-feet (or 5 times the height of the WCF tower, whichever is greater) of public primary and secondary schools, areas which currently have no special visual impact protections.

DETAILED PROJECT DESCRIPTION: This project, the intent of which is to reduce the visual impacts from Wireless Communication Facilities (WCFs), consists of County Code amendments to the County's WCF Ordinance (County Code Section 13.10.660-68). These amendments would:

(1) Apply a 300-foot visual impact buffer between roof-mounted WCFs and residential areas, unless it can be shown that proposed new WCF antennas/equipment would not be readily visible from nearby residences or public viewsheds. This would be accomplished through an amendment to County Code Section 13.10.663(a)(9) (Visual Impacts to Neighboring Parcels) to add roof-mounted WCFs to the types of WCFs for which a visual buffer is required (see Attachment 1).

(2) Apply a 300-foot (or 5-times the height of the WCF tower, whichever is greater) visual impact buffer between WCFs and public primary and secondary schools, unless it can be shown that proposed new WCF antennas/equipment would not be readily visible from nearby residences

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or public viewsheds. This would also be accomplished through an amendment to County Code Section 13.10.663(a)(9) (Visual Impacts to Neighboring Parcels) to require a visual impact buffer from public primary and secondary schools as well as residences (see Attachment 1).

(3) Limit the number of WCFs at any single co-location/multi-carrier site to no more than three (3) separate WCFs, with no more than nine (9) separate antennas and three (3) separate equipment enclosures/shelters, unless it can be shown that additional WCF antennas/equipment would not be readily visible from nearby residences or public viewsheds. This would be accomplished through amendments to County Code Sections 13.10.661(c)(3) (Exceptions to Restricted Area Prohibition) to limit the number of WCFs (i.e. telecom carriers) at any one site (i.e., parcel) to three (3), the total number of antennas to nine (9), and the total number of equipment enclosures/shelters to three (3) (see Attachment 1).

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III. ENVIRONMENTAL REVIEW CHECKLIST

A. Geology and Soils

Does the project have the potential to:

1. Expose people or structures to potential adverse effects, including the risk of material loss, injury, or death involving:

- A. 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 as identified by other substantial evidence?

_____ X _____

The project affects multiple parcels Countywide but would not, in and of itself, result in any change in the seismic risk to County residents or structures. Any new development that would result from the proposed policy change will be subject to County Code Chapter 16.10 (Geologic Hazards Ordinance) and would require geologic/geotechnical investigations to minimize potential adverse impacts if it could potentially result in a geologically-related hazard. The proposed project does not constitute a significant additional seismic or landslide risk to County residents or structures.

- B. Seismic ground shaking?

_____ X _____

See A.1.A.

- C. Seismic-related ground failure, including liquefaction?

_____ X _____

See A.1.A.

- D. Landslides?

_____ X _____

See A.1.A.

2. Subject people or improvements to damage from soil instability as a result of on- or off-site landslide, lateral spreading, to subsidence, liquefaction, or structural collapse?

_____ X _____

See A.1.A.

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3. Develop land with a slope exceeding 30%?

X

Any new development that would result from the proposed policy change will be subject to County Code Chapters 16.10 (Geologic Hazards Ordinance) and 16.20 (Erosion Control Ordinance) and would generally be prohibited from occurring on slopes exceeding 30%.

4. Result in soil erosion or the substantial loss of topsoil?

X

Any new development that would result from the proposed policy change will be subject to County Code Chapter 16.20 (Erosion Control Ordinance), which would prevent excessive loss of soil.

5. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to property?

X

The proposed project would not change the County's regulations regarding expansive soils, and thus would result in only minimal, if any, additional risks from construction on such soils. Any development resulting from this policy change would be subject to preparation of soils and geologic reports and meeting any identified mitigations.

6. Place sewage disposal systems in areas dependent upon soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems?

X

The proposed project could not result in the installation of any additional septic systems.

7. Result in coastal cliff erosion?

X

Any new development that would result from the proposed policy change will be subject to County Code Chapters 16.10 (Geologic Hazards Ordinance), 16.20 (Erosion Control Ordinance), and 13.20 (Coastal Zone Regulations) and would generally be prohibited from resulting in coastal cliff erosion.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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B. Hydrology, Water Supply and Water Quality

Does the project have the potential to:

1. Place development within a 100-year flood hazard area?

_____ X _____

The project affects multiple parcels Countywide but would not, in and of itself, result in any change in the flooding or inundation risk to County residents or structures. Any new development that would result from the proposed policy change will be subject to County Code Chapter 16.10 (Geologic Hazards Ordinance). The proposed project does not constitute a significant additional flooding/inundation risk to County residents or structures.

2. Place development within the floodway resulting in impedance or redirection of flood flows?

_____ X _____

See B-1.

3. Be inundated by a seiche or tsunami?

_____ X _____

See B-1.

4. Deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit, or a significant contribution to an existing net deficit in available supply, or a significant lowering of the local groundwater table?

_____ X _____

The proposed project would not affect the County's regulations regarding groundwater recharge areas or result in significant additional groundwater use, and thus would result in only minimal, if any, additional impact on groundwater resources. The project affects multiple parcels Countywide but would not, in and of itself, result in any significant change in groundwater supplies or recharge.

5. Degrade a public or private water supply? (Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion).

_____ X _____

The proposed project would not affect the County's regulations regarding water quality protection, and thus could result in only minimal, if any, additional water quality degradation.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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6. Degrade septic system functioning? _____ X

No new septic systems could result from the proposed policy change.

7. Alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which could result in flooding, erosion, or siltation on or off-site? _____ X

The proposed project would not affect the County's regulations regarding drainage or erosion control and all future development would be subject to these regulations, thus the project would result in only minimal, if any, additional drainage or erosion-related impacts.

8. Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems, or create additional source(s) of polluted runoff? _____ X

The proposed project would not affect the County's regulations regarding drainage or erosion control and all future development would be subject to these regulations (including review by County Public Works and Environmental Planning staff), thus the project would result in only minimal, if any, additional drainage/runoff or erosion-related water quality impacts.

9. Contribute to flood levels or erosion in natural water courses by discharges of newly collected runoff? _____ X

See B.8.

10. Otherwise substantially degrade water supply or quality? _____ X

See B.7 & B.8.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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C. Biological Resources

Does the project have the potential to:

1. Have an adverse effect 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?

X

Any new development resulting from this policy change would be subject to the County's Sensitive Habitat Ordinance, the Riparian Corridor Protection Ordinance, the Erosion Control Ordinance, and Significant Tree Removal regulations, thus the project would result in only minimal, if any, additional sensitive habitat or species impacts.

2. Have an adverse effect on a sensitive biotic community (riparian corridor), wetland, native grassland, special forests, intertidal zone, etc.)?

X

See C.1.

3. Interfere 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 or migratory wildlife nursery sites?

X

See C.1.

4. Produce nighttime lighting that will illuminate animal habitats?

X

See C.1.

5. Make a significant contribution to the reduction of the number of species of plants or animals?

X

See C.1.

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6. Conflict with any local policies or ordinances protecting biological resources (such as the Significant Tree Protection Ordinance, Sensitive Habitat Ordinance, provisions of the Design Review ordinance protecting trees with trunk sizes of 6 inch diameters or greater)?

_____ X _____

See C.1.

7. Conflict with the provisions of an adopted Habitat Conservation Plan, Biotic Conservation Easement, or other approved local, regional, or state habitat conservation plan?

_____ X _____

See C.1. Any new development on sites subject to Habitat Conservation Plans (HCPs) would be subject the requirements of those HCPs.

D. Energy and Natural Resources

Does the project have the potential to:

1. Affect or be affected by land designated as "Timber Resources" by the General Plan?

_____ X _____

The proposed project would not affect the County's regulations regarding timber resources. All future development affected by the proposed amendments would be subject to these regulations. The project would result in only minimal, if any, timber resource-related impacts.

2. Affect or be affected by lands currently utilized for agriculture, or designated in the General Plan for agricultural use?

_____ X _____

The proposed project would not affect the County's regulations regarding agricultural resources. All future development affected by the proposed amendments would be subject to these regulations. Moreover, WCFs are generally prohibited from parcels zoned Commercial Agricultural ("CA"), thus the project would result in only minimal, if any, agricultural resource-related impacts.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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3. Encourage activities that result in the use of large amounts of fuel, water, or energy, or use of these in a wasteful manner?

_____ X _____

The proposed amendments would not result in development that would require significant additional use of fuel, water or energy.

4. Have a substantial effect on the potential use, extraction, or depletion of a natural resource (i.e., minerals or energy resources)?

_____ X _____

The proposed amendments would not result in development that would require significant additional use, extraction or depletion of natural resources.

E. Visual Resources and Aesthetics

Does the project have the potential to:

1. Have an adverse effect on a scenic resource, including visual obstruction of that resource?

_____ X _____

Since the proposed Code amendments would limit the number of WCFs that could be located at any one site to three WCFs, the amendments would likely result in a greater proliferation of WCFs, spreading the visual impacts of such facilities to more locations throughout the County. However, this factor is counterbalanced by the fact that the amendments would reduce the concentration of WCFs at individual locations (which often leads to unsightly clutter – see photos in Attachment 2). The County's WCF Ordinance currently is highly protective of scenic resources, by requiring WCFs that could effect scenic resources to be sited elsewhere or be hidden so as not to be visually prominent. The proposed amendments would not remove or change these existing protections.

2. Substantially damage scenic resources, within a designated scenic corridor or public view shed area including, but not limited to, trees, rock outcroppings, and historic buildings?

_____ X _____

See E.1. In addition, the County's WCF Ordinance (Sec. 13.10.661[c][1]) currently considers parcels with a historic zoning overlay to be a "restricted" area, where new WCFs are generally prohibited unless they are co-located on an already existing WCF or are of the visually less obtrusive micro-cell variety (i.e., small antennas mounted upon and exiting utility pole). The proposed amendments would not remove this protection, and would even enhance it by limiting the number of WCFs that could be sited at one co-location site to 3 WCFs.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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3. Degrade the existing visual character or quality of the site and its surroundings, including substantial change in topography or ground surface relief features, and/or development on a ridge line?

_____ X _____

See E.1 and E.2. In addition, the County's WCF Ordinance (Sec. 13.10.663[a][3]) currently requires that WCFs be sited below ridgelines when viewed from public roads, and if that is not possible that the WCF be camouflaged (e.g., to appear as a tree) or otherwise hidden.

4. Create a new source of light or glare which would adversely affect day or nighttime views in the area?

_____ X _____

WCFs generally are not illuminated unless they pose a potential danger to aircraft. The County's WCF Ordinance (Sec. 13.10.663[a][5]) currently requires that WCFs not be illuminated except as required by FAA regulations and that off-site glare be controlled. The proposed amendments would not result in any additional sources of light or glare that would not already be allowed under the current WCF Ordinance language.

5. Destroy, cover, or modify any unique geologic or physical feature?

_____ X _____

See E.1. The proposed amendments are not likely to result in any impacts to unique geological or physical features.

F. Cultural Resources

Does the project have the potential to:

1. Cause an adverse change in the significance of a historical resource as defined in CEQA Guidelines 15064.5?

_____ X _____

The proposed project would not affect the County's regulations regarding historical resources and all future development would be subject to these regulations, thus the project would result in only minimal, if any, additional impacts to such resources.

2. Cause an adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines 15064.5?

_____ X _____

The proposed project would not affect the County's regulations regarding archeological resources and all future development would be subject to these regulations, thus the project

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would result in only minimal, if any, additional impacts to such resources.

3. Disturb any human remains, including those interred outside of formal cemeteries?

_____ X _____

The proposed project would not affect the County's regulations regarding archeological resources, the project including human burial sites, and all future development would be subject to these regulations, and thus the project would result in only minimal, if any, additional impacts to such resources.

4. Directly or indirectly destroy a unique paleontological resource or site?

_____ X _____

The proposed project would not affect the County's regulations regarding paleontological resources and all future development would be subject to these regulations, thus the project would and thus would result in only minimal, if any, additional impacts to such resources.

G. Hazards and Hazardous Materials

Does the project have the potential to:

1. Create a significant hazard to the public or the environment as a result of the routine transport, storage, use, or disposal of hazardous materials, not including gasoline or other motor fuels?

_____ X _____

Some WCF sites include emergency power generators that generally run on either gasoline, diesel or propane fuels, but since these generators only are activated during emergencies (or for testing) there is no "routine" transport of these fuels. County Environmental Health Services also places safety conditions on all such WCF installations. Since the proposed Code amendments would limit the number of WCFs that could be located at any one site to three WCFs, the amendments would likely result in a greater proliferation of WCFs, spreading the hazards from such fuels to more locations throughout the County. However, this factor is counterbalanced by the fact that the amendments would reduce the concentration of WCFs at any single locations, reducing the concentration of hazard at those locations. Therefore, the proposed project would not result in the creation of any additional significant hazard to the public or the environment as a result of the transport, storage, use, or disposal of hazardous materials.

-
- X
-

X

X

X

X

Neither the proposed amendments, nor any WCF projects built pursuant to them, would result in the release of bio-engineered organisms or chemicals into the air.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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H. Transportation/Traffic

Does the project have the potential to:

1. Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

_____ X _____

Neither the proposed amendments, nor any WCF projects built pursuant to them (which due not generate traffic), would result in significant traffic-related impacts.

2. Cause an increase in parking demand which cannot be accommodated by existing parking facilities?

_____ X _____

Neither the proposed amendments, nor any WCF projects built pursuant to them (which do not generate parking demand), would result in significant parking-related impacts.

3. Increase hazards to motorists, bicyclists, or pedestrians?

_____ X _____

Neither the proposed amendments, nor any WCF projects built pursuant to them (which due not generate traffic), would result in significant hazards to motorists, bicyclists, or pedestrians.

4. Exceed, either individually (the project alone) or cumulatively (the project combined with other development), a level of service standard established by the county congestion management agency for designated intersections, roads or highways?

_____ X _____

Neither the proposed amendments, nor any WCF projects built pursuant to them (which due not generate traffic), would result in significant LOS reduction.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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I. Noise

Does the project have the potential to:

1. Generate a permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

_____ X _____

Some WCF sites include emergency power generators that generally produce noise when they are running, which is usually only during power outages or when the generator systems are being tested. The existing WCF Ordinance requires that any such generators located within 100-feet of a residence include noise attenuation features, so that the noise from their operation does not exceed exterior levels of 60 Ldn or interior levels of 45 Ldn. Since the proposed Code amendments would limit the number of WCFs that could be located at any one site to three WCFs, the amendments would likely result in a greater proliferation of WCFs, potentially spreading the noise impacts from such emergency generators to more locations throughout the County. However, this factor is counterbalanced by the fact that the amendments would reduce the concentration of WCFs at any single locations, thereby reducing the concentration of noise generation at any single location. Therefore, it is likely that the proposed project would not result in the creation of any additional significant noise generation experienced by the public.

2. Expose people to noise levels in excess of standards established in the General Plan, or applicable standards of other agencies?

_____ X _____

See I.1. The proposed project would not result in an increase in noise levels above the threshold limits specified by the General Plan.

3. Generate a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

_____ X _____

See I.1. WCF construction activities potentially will result in a temporary increase in ambient noise levels in the project vicinity. The existing WCF Ordinance requires that any such construction-related noise generally occur only on non-holiday weekdays, between the hours of 8:00 am and 6:00 pm. Since the proposed Code amendments would limit the number of WCFs that could be located at any one site to three WCFs, the amendments would likely result in a greater proliferation of WCFs, potentially spreading the noise impacts from such construction activities to more locations throughout the County. However, this factor is counterbalanced by the fact that the amendments would reduce the concentration of WCFs at any single locations, thereby reducing the concentration of noise generation at any single location. Therefore, it is likely that the proposed project would not result in the creation of any additional significant noise generation experienced by the public.

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J. Air Quality

Does the project have the potential to:
(Where available, the significance criteria
established by the MBUAPCD may be relied
upon to make the following determinations).

1. Violate any air quality standard or
contribute substantially to an existing
or projected air quality violation?

_____	_____	<u> X </u>	_____
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Neither the proposed amendments, nor any WCF projects built pursuant to them (which due not
generate air quality impacts), would result in any significant air quality impacts and would not
be inconsistent with the Monterey Bay Regional Air Pollution Control Plan.

2. Conflict with or obstruct
implementation of an adopted air
quality plan?

_____	_____	<u> X </u>	_____
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See J.1.

3. Expose sensitive receptors to
substantial pollutant concentrations?

_____	_____	<u> X </u>	_____
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See J.1.

4. Create objectionable odors affecting a
substantial number of people?

_____	_____	<u> X </u>	_____
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See J.1.

K. Public Services and Utilities

Does the project have the potential to:

1. Result in the need for new or
physically altered public 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?

_____	_____	<u> X </u>	_____
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Neither the proposed amendments, nor any WCF projects built pursuant to them (which would

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be subject to County fire standards), would result in any significant additional need for new or physically altered public facilities for fire protection.

b. Police protection? _____ X _____

Neither the proposed amendments, nor any WCF projects built pursuant to them, would result in any significant additional need for new or physically altered public facilities for police protection.

c. Schools? _____ X _____

Neither the proposed amendments, nor any WCF projects built pursuant to them, would result in any significant additional need for new or physically altered public school facilities.

d. Parks or other recreational activities? _____ X _____

Neither the proposed amendments, nor any WCF projects built pursuant to them, would result in any significant additional need for new or physically altered public park/recreational facilities.

e. Other public facilities; including the maintenance of roads? _____ X _____

Neither the proposed amendments, nor any WCF projects built pursuant to them, would result in any significant additional need for new or physically altered public facilities or road maintenance.

2. Result in the need for construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? _____ X _____

Neither the proposed amendments, nor any WCF projects built pursuant to them, would result in any significant additional need for new or expanded drainage facilities.

3. Result in the need for construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? _____ X _____

Neither the proposed amendments, nor any WCF projects built pursuant to them, would result in any additional need for new or expanded water or wastewater treatment facilities.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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4. Cause a violation of wastewater treatment standards of the Regional Water Quality Control Board?

_____	_____	<u> X </u>	_____
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Neither the proposed amendments, nor any WCF projects built pursuant to them, would result in any wastewater treatment standard violation.

5. Create a situation in which water supplies are inadequate to serve the project or provide fire protection?

_____	_____	<u> X </u>	_____
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Neither the proposed amendments, nor any WCF projects built pursuant to them, would result in any significant additional water supply constraints.

6. Result in inadequate access for fire protection?

_____	_____	<u> X </u>	_____
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Neither the proposed amendments, nor any WCF projects built pursuant to them (which would be subject to CDF Fire road standards), would result in inadequate access for fire protection.

7. Make a significant contribution to a cumulative reduction of landfill capacity or ability to properly dispose of refuse?

_____	_____	<u> X </u>	_____
-------	-------	--------------	-------

Neither the proposed amendments, nor any WCF projects built pursuant to them, would result in a significant additional cumulative reduction of landfill capacity or the ability to dispose of refuse properly.

8. Result in a breach of federal, state, and local statutes and regulations related to solid waste management?

_____	_____	<u> X </u>	_____
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Neither the proposed amendments, nor any WCF projects built pursuant to them (which would be subject to CDF Fire road standards), would result in a breach of regulations related to solid waste management.

L. Land Use, Population, and Housing

Does the project have the potential to:

1. Conflict with any policy of the County adopted for the purpose of avoiding or mitigating an environmental effect?

_____	_____	<u> X </u>	_____
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The proposed amendment constitute a partial shift from the previous policy of the County's

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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WCF Ordinance to encourage co-locations no matter how many WCFs were sited at any one location/parcel. That policy was put in place to reduce the proliferation of WCFs. Due to an unanticipated level of visual clutter at some multi-carrier sites, this policy is being amended to limit the number of WCFs at any one site to three. However, this minor policy shift does not constitute a significant conflict with the previous policy since the new policy would still allow up to three carriers (WCFs) to be located at any one site, and because many of the potential multi-user sites in the County already have four or more carriers at them and these would be allowed to continue to be in use.

2. Conflict with any County Code regulation adopted for the purpose of avoiding or mitigating an environmental effect?

_____ X _____

See L.1.

3. Physically divide an established community?

_____ X _____

Neither the proposed amendments, nor any WCF projects built pursuant to them, would physically divide any community.

4. Have a potentially significant growth inducing effect, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

_____ X _____

Neither the proposed amendments, nor any WCF projects built pursuant to them, would have a potentially significant growth inducing effect, either directly or indirectly.

5. Displace substantial numbers of people, or amount of existing housing, necessitating the construction of replacement housing elsewhere?

_____ X _____

Neither the proposed amendments, nor any WCF projects built pursuant to them, would have the potential to displace substantial numbers of people, or amount of existing housing, necessitating the construction of replacement housing elsewhere.

M. Non-Local Approvals

Does the project require approval of federal, state, or regional agencies?

Yes X No

California Coastal Commission certification of the proposed County Code amendment is required since this would constitute and Local Coastal Program amendment.

N. Mandatory Findings of Significance

1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant, animal, or natural community, or eliminate important examples of the major periods of California history or prehistory?

Yes No X

2. Does the project have the potential to achieve short term, to the disadvantage of long term environmental goals? (A short term impact on the environment is one which occurs in a relatively brief, definitive period of time while long term impacts endure well into the future)

Yes No X

3. 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, and the effects of reasonably foreseeable future projects which have entered the Environmental Review stage)?

Yes No X

4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Yes No X

TECHNICAL REVIEW CHECKLIST

	<u>REQUIRED</u>	<u>COMPLETED*</u>	<u>N/A</u>
Agricultural Policy Advisory Commission (APAC) Review	<hr/>	<hr/>	<u>X</u>
Archaeological Review	<hr/>	<hr/>	<u>X</u>
Biotic Report/Assessment	<hr/>	<hr/>	<u>X</u>
Geologic Hazards Assessment (GHA)	<hr/>	<hr/>	<u>X</u>
Geologic Report	<hr/>	<hr/>	<u>X</u>
Geotechnical (Soils) Report	<hr/>	<hr/>	<u>X</u>
Riparian Pre-Site	<hr/>	<hr/>	<u>X</u>
Septic Lot Check	<hr/>	<hr/>	<u>X</u>
Other:	<hr/>	<hr/>	<u>X</u>
	<hr/>	<hr/>	<hr/>
	<hr/>	<hr/>	<hr/>

Attachments:

1. Proposed County Code Amendment
2. Photographic examples of visual clutter at existing multi-user cell sites in the unincorporated area

Proposed Amendments to Wireless Communication Facilities Ordinance

A. To address Board of Supervisors direction to (1) apply a 300-foot visual impact buffer between roof-mounted wireless communication facilities (WCFs) and residential areas, and (2) apply a 300-foot visual impact buffer between WCFs and public schools, unless it can be shown there will not be a visual impact, the following amendment is proposed to County Code:

Section 13.10.663 - GENERAL DEVELOPMENT/PERFORMANCE STANDARDS
FOR WIRELESS COMMUNICATION FACILITIES:

(a) Site Location:

- (9): Visual Impacts to Neighboring Parcels and Public Schools. To minimize visual impacts to surrounding residential uses and public primary or secondary schools, the base of any new freestanding telecommunications tower or building/roof-mounted wireless communication facility shall be set back from the property line of any residentially zoned parcel, or the property line for any public primary or secondary school, a distance equal to five times the height of the tower (if mounted upon a telecommunications tower), or a minimum of 300 feet, whichever is greater. This requirement may be waived by the decision making body if the applicant can prove that the tower wireless communication facility will not be readily visible from neighboring residential structures, or public primary or secondary schools within 300-feet (or five times the height of the telecommunications tower, whichever is greater), or if the applicant can prove that a significant area proposed to be served would otherwise not be provided personal wireless services by the subject carrier, including proving that there are no viable, technically feasible, environmentally equivalent or superior alternative sites outside the prohibited and restricted areas designated in Section 13.10.661(b) and 13.10.661(c).

B. To address Board direction to limit the number of WCFs at any single co-location site to no more than three separate WCFs, with no more than nine separate antennas and three separate equipment cabinets/shelters, unless it can be shown there will not be a visual impact, the following County Code amendments are proposed:

Section 13.10.661 - GENERAL REQUIREMENTS FOR WIRELESS
COMMUNICATIONS FACILITIES:

(c) Restricted Areas:

- (3) Exceptions to Restricted Area Prohibition. Wireless communication facilities (WCFs) that are co-located upon existing wireless communication facilities/towers or other utility towers/poles (e.g., P.G.&E. poles), and which do not significantly increase the visual impact of the existing facility/tower/pole, are

allowed in the restricted zoning districts listed in (c)(1) above. Proposed new wireless communication facilities at multi-carrier sites that would result in more than three (3) separate wireless communications facilities or carriers, or nine (9) total individual antenna panels (max. 8'x2'x1' in size each), or three (3) above-ground equipment enclosures/shelters, located on the same parcel, are considered to result in significant visual impacts and are prohibited, unless the applicant can prove that the proposed additional antennas/equipment will not be readily visible from neighboring residences and public viewsheds (i.e., will not increase the visual impact of the multi-carrier site)(NOTE: this provision does not apply to the WCFs already present at existing multi-carrier sites, even if their number already exceed three WCFs). Applicants proposing new non-collocated wireless communication facilities in the Restricted Areas must submit as part of their application an Alternatives Analysis, as described in Section 13.10.662(c) below. In addition to complying with the remainder of Sections 13.10.660 through 13.10.668 inclusive, non-collocated wireless communication facilities may be sited in the restricted zoning districts listed above only in situations where the applicant can prove that:

- (i) The proposed wireless communication facility would eliminate or substantially reduce one or more significant gaps in the applicant carrier's network; and
 - (ii) There are no viable, technically feasible, and environmentally (e.g., visually) equivalent or superior potential alternatives (i.e., sites and/or facility types and/or designs) outside the prohibited and restricted areas identified in Sections 13.10.661(b) and 13.10.661(c)) that could eliminate or substantially reduce said significant gap(s).
- (g) Co-Location. Co-location of new wireless communication facilities into/onto existing wireless communication facilities and/or existing telecommunication towers is generally encouraged if it does not create significant visual impacts. Proposed new wireless communication facilities at multi-carrier sites that would result in more than three (3) separate wireless communications facilities or carriers, or nine (9) total individual antenna panels (max. 8'x2'x1' in size each), or three (3) above-ground equipment enclosures/shelters, located on the same parcel, are considered to result in significant visual impacts and are prohibited, unless the applicant can prove that the proposed additional antennas/equipment will not be readily visible from neighboring residences and public viewsheds (i.e., will not increase the visual impact of the multi-carrier site))(NOTE: this provision does not apply to the WCFs already present at existing multi-carrier sites, even if their number already exceed three WCFs). Co-location may require that height extensions be made to existing towers to accommodate additional users, or may involve constructing new multi-user capacity towers that replace existing single-user capacity towers. Where the visual impact of an existing tower/facility must be increased to allow for co-

location, the potential increased visual impact shall be weighed against the potential visual impact of constructing a new separate tower/facility nearby. Where one or more wireless communication tower/facilities already exist on the proposed site location, co-location shall be required if it will not significantly increase the visual impact of the existing facilities (*i.e., does not result in more than 3 separate wireless communications facilities carriers, or 9 total individual antenna panels (max. 8'x2'x1' in size each), or 3 above-ground equipment enclosures/shelters, located on the same parcel, unless the applicant can prove that the additional antennas/equipment will not be readily visible from neighboring residences and public viewsheds, or increase the visual impact of the multi-carrier site*). This may require that the existing tower(s) on the site be dismantled and its antennas be mounted upon the new tower, particularly if the new tower would be less visually obtrusive than the existing tower(s). If a co-location agreement cannot be obtained, or if co-location is determined to be technically infeasible, documentation of the effort and the reasons why co-location was not possible shall be submitted.

Section 13.10.663 - GENERAL DEVELOPMENT/PERFORMANCE STANDARDS FOR WIRELESS COMMUNICATION FACILITIES:

(b): Design Review Criteria:

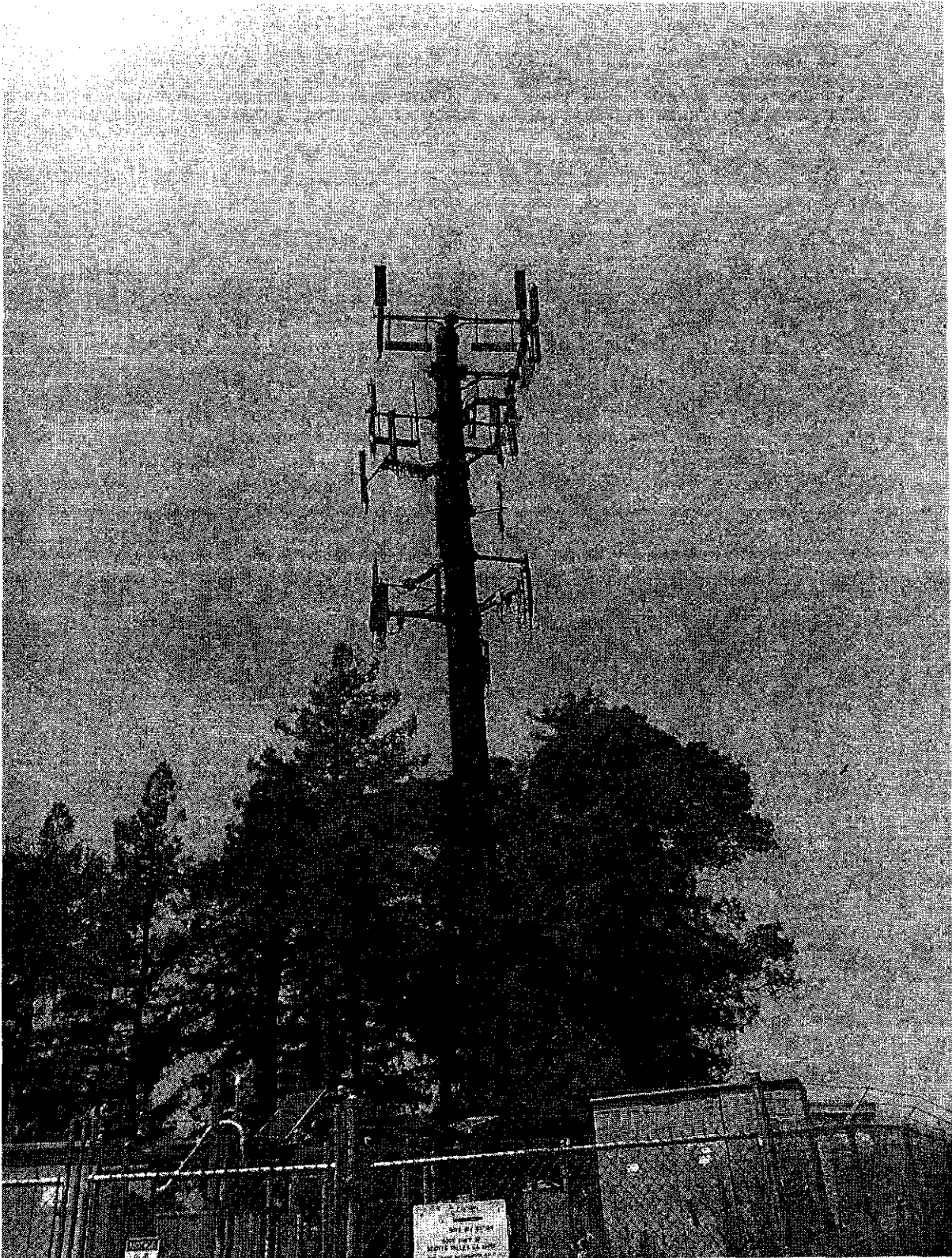
- (12) Facility and Site Sharing (Co-Location). New wireless communication towers should be designed to accommodate multiple carriers, and/or to be readily modified to accommodate multiple carriers, so as to facilitate future co-locations and thus minimize the need to construct additional towers, if it will not create significant visual impacts. Proposed new wireless communication facilities that would result in more than three (3) separate wireless communications facilities or carriers, or nine (9) total individual antenna panels (max. 8'x2'x1' in size each), or three (3) above-ground equipment enclosures/shelters, located on the same parcel, are considered to result in significant visual impacts and are prohibited, unless the applicant can prove that the proposed additional antennas/equipment will not be readily visible from neighboring residences and public viewsheds (i.e., will not increase the visual impact of the multi-carrier site) (NOTE: this provision does not apply to the WCFs already present at existing multi-carrier sites, even if their number already exceed three WCFs). New telecommunications towers should be designed and constructed to accommodate up to no more than nine (9) total individual future additional antennas panels (max. 8'x2'x1' in size each), accommodating up to no more than three (3) total carriers, unless the applicant can prove that the additional antennas/equipment would not be readily visible from neighboring residences and public viewsheds (i.e., will not increase the visual impact of the multi-carrier site) and/or height extensions, as technically feasible. New wireless communication facility components, including but not limited to parking areas, access roads, and utilities should also be designed so as not to preclude site sharing by multiple users, as technically feasible, in order to remove potential

Environmental Review Initial Study
 ATTACHMENT 1, 307
 APPLICATION N/A County Code Sec.
 13.10.660-68 Amendments).

obstacles to future co-location opportunities. The decision making body may require the facility and site sharing (co-location) measures specified in this section if necessary to comply with the purpose, goals, objectives, policies, standards, and/or requirements of the General Plan/Local Coastal Program, including Sections 13.10.660 through 13.10.668 inclusive and the applicable zoning district standards in any particular case. However, a wireless service provider will not be required to lease more land than is necessary for the proposed use. If room for potential future additional users cannot, for technical reasons, be accommodated on a new wireless communication tower/facility, written justification stating the reasons why shall be submitted by the applicant. Approvals of wireless communication facilities shall include a requirement that the owner/operator agrees to the following co-location parameters:

- (i) To respond in a timely, comprehensive manner to a request for information from a potential co-location applicant, in exchange for a reasonable fee not in excess of the actual cost of preparing a response;
- (ii) To negotiate in good faith for shared use of the wireless communication facility by third parties; and
- (iii) To allow shared use of the wireless communication facility if an applicant agrees in writing to pay reasonable charges for co-location.

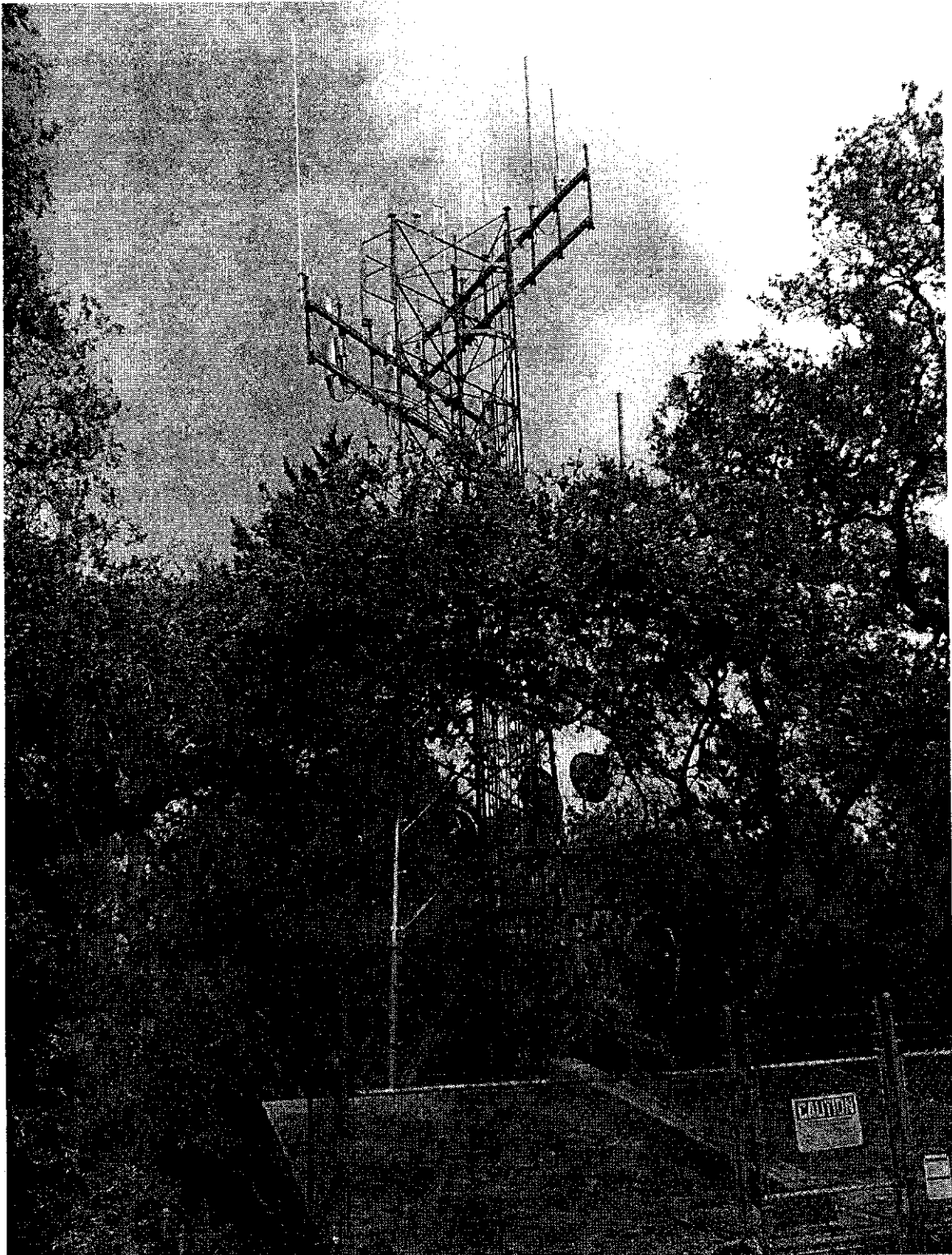
Environmental Review Initial Study
ATTACHMENT 1, 4 of 4
APPLICATION N/A (County Code Sec. 13.10.660-68 Amendments).



Mt. Roberta (off Hwy. 17, north of Scotts Valley)(4 WCFs, 24 antennas)

Environmental Review Initial Study

ATTACHMENT 2, 1 of 4
APPLICATION N/A (County Code Sec 1
13.10.660-68 Amendments).



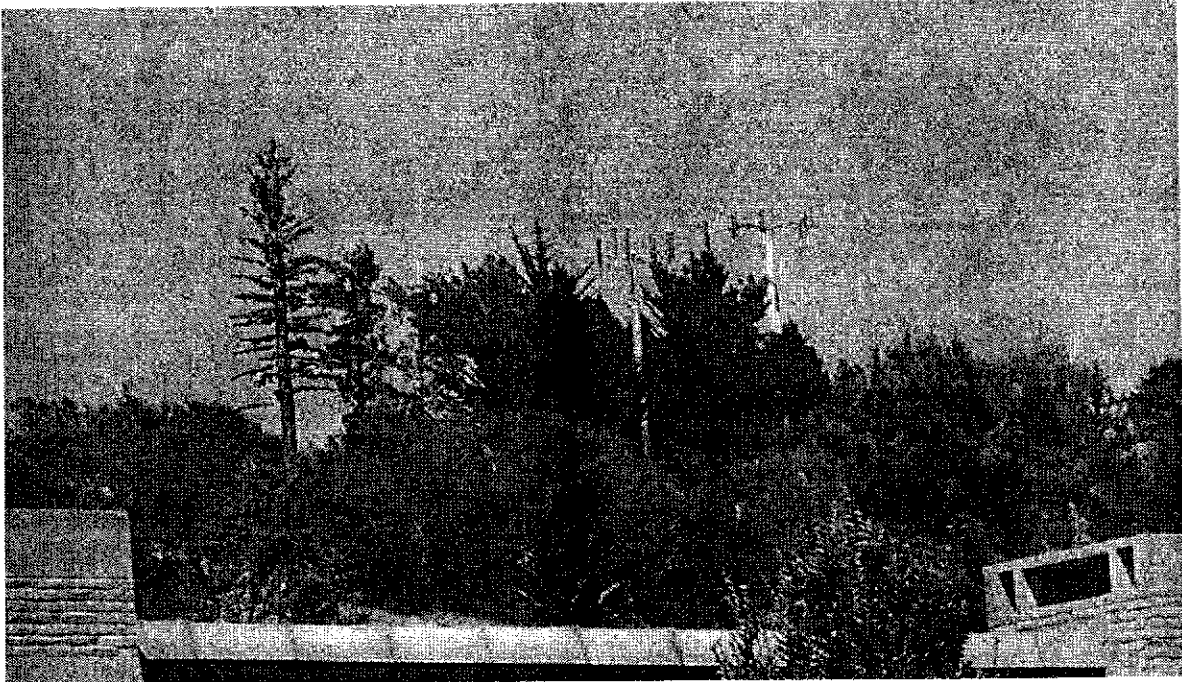
Firehouse Lane (near Hwy. 17 and Sims Rd.)(4 WCFs)

Environmental Review Initial Study
ATTACHMENT 2 of 4
APPLICATION N/A (County Code Sec.
13.10.660-68 Amendments).

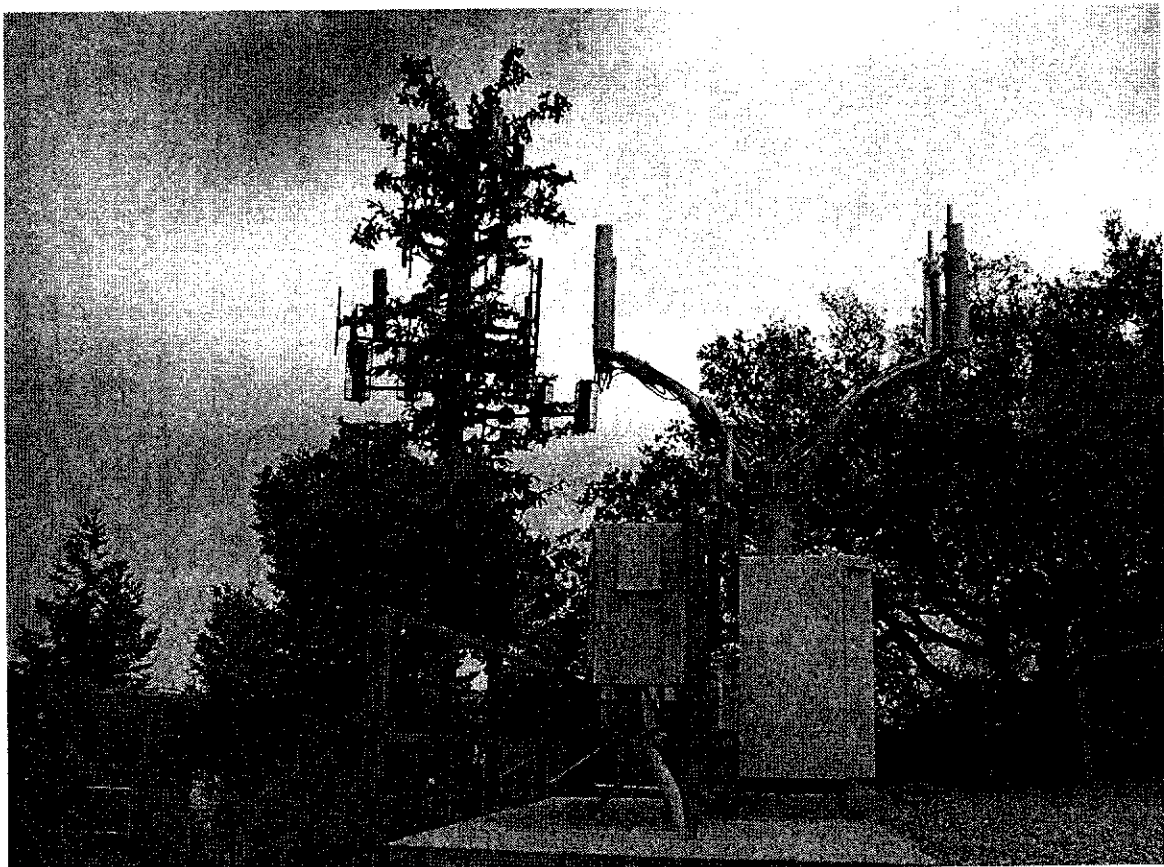


Post Office Dr. (Aptos Village, near Soquel Dr. and Trout Gulch Dr.)(4
WCFs)

Environmental Review Initial Study
ATTACHMENT 2, 3 or 4
APPLICATION 11/1A (County Code Sec.
13.10.660-68 Amendments)³



Cabrillo College (on hill above campus)(5 WCFs)



Trabing Rd. (off Hwy. 1, across from Mar Monte Vista Pt.)(5 WCFs)

Environmental Review Initial Study
ATTACHMENT 2 of 4
APPLICATION N/A (County Code Sec.
13.10.660-68 Amendments).