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CEQA Memo



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David Morrison
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MEMORANDUM

To:	Napa County Planning Commission	From:	John McDowell <i>JDM</i> Planning Division
Date:	January 25, 2019	Re:	CEQA Determination Sage Canyon Telecommunication Facility Use Permit #P18-00397-UP 2470 Sage Canyon Rd., APN 032-010-097

Pursuant to Section 303 of Napa County's Local Procedures for Implementing the California Quality Act (CEQA), the Planning Division has prepared this environmental evaluation for the proposed Sage Canyon Telecommunication Facility, Use Permit File No. P18-00397.

The proposed project involves construction of an approximately 127-foot tall monopine telecommunication facility and associated improvements on an approximately 300 acre property located at 2470 Sage Canyon Road. The monopine facility would be located on a ridgeline located north of Sage Canyon Road and accessed via 1.9 miles of existing private roads on the subject property. The facility would be built as a monopine tower to minimize the visual impact of the facility. Views of the site from public roads are distant and intermittent due to the mountainous terrain within the area. There would also be a small amount of ground-mounted equipment under the proposed tower that would not be visible off of the site.

No exemptions from County telecommunication standards have been requested. The site is zoned Agricultural Watershed (AW) and major telecom facilities are a conditionally permitted use. No improvements to the existing private access roads are required, but an approximately 100 ft. long by 12 ft. wide new road will be constructed to access the knoll where the tower will be located. The project also includes extension of power lines along approximately a ½ mile long segment of Sage Canyon Road west of the project, and across the subject property from Sage Canyon Road to the tower site. Construction activities, including extension of power, will not occur within proximity to any sensitive biotic communities, watercourses, or known historic or prehistoric resources. Standard conditions of approval require undergrounding of power lines where visible from public rights of way to address potential visual effects. There are no residences within a mile of the project site. Traffic, noise and emissions resulting from the project will be nominal and have no potential to result in significant environmental effects.

Similar to other previous telecom Use Permit applications, this project qualifies as a Categorical Exemption pursuant to Section 15303(d) of the California Environmental Quality Act, Class 3, which

exempts the construction of new small structures or conversion of small structures. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Under Section 15300.2 of the California Environmental Quality Act, a Class 3 (Section 15303) exemption cannot be used if environmental sensitivities exist at the site or if there will be cumulative impacts. The proposed project is aimed to improve and enhance wireless communication coverage in the area since there are no other facilities available in the vicinity. There are no environmental sensitivities, scenic resources, hazardous waste sites, nor historic resources identified on the site, and no, cumulative impact associated with the location of this telecommunication tower. Therefore, this exemption is appropriate and this proposal meets the requirements for this Categorical Exemption as discussed above.