**MEMORANDUM**

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| To: Planning Commission From: Graham Hannaford |

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| Date: December 20, 2017 Re: CEQA Determination  AT&T Quail Ridge Site  Use Permit #P17-00232  6850 Highway 128, Napa APN:032-360-020 |

Pursuant to Section 303 of Napa County’s Local Procedures for Implementing the California Quality Act (CEQA), the Planning Department has prepared this environmental evaluation for the proposed AT&T Quail Ridge Site Use Permit (File No. P17-00232).

The proposed project involves construction of an approximately 64-foot tall telecommunication facility, an approximately 120 square foot equipment shelter, improvements to an existing access road, and minor trenching activities to hide electrical and telecommunication cables underground on property located on the southeast side of State Highway 128. The tower would be located on a ridge within a 45’ x 35’ (1,575 square foot) lease area. The proposed tower would be set back from State Highway 128 approximately 1,250 feet and screened by intervening trees, other vegetation, and the topography of the site. The AT&T facility would be built as a mono-pole tower to minimize the visual impact of the facility. There would also be a small amount of ground-mounted equipment under the proposed tower that would be screened by the vegetation and topography of the area.

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. The site has is hilly, rising in elevation 230 feet over approximately 500 feet from the base of the ridge to the area of the proposed project. The site is located approximately 350 feet east of an unnamed creek and approximately 9,900 feet south of Lake Berryessa.

Similar to all 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 and Section 15304 of the California Environmental Quality Act, Class 4, which exempts the minor alteration of land.. 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) or Class 4 (Section 15304) 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 AT&T’s wireless communication coverage in the mid-County 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.