

**CALIFORNIA ENVIRONMENTAL QUALITY ACT  
INITIAL STUDY AND CHECKLIST**

**1. Introduction**

Title of Proposal: **Conditional Use Permit (UP2021-04)**

Date Checklist Submitted: February 16, 2022

Lead Agency Name: Modoc County Planning Department  
Address: 203 W. 4<sup>th</sup> Street, Alturas, CA. 96101  
Agency Contact: Jackie Froeming, Associate Planner  
Agency Phone: 530-233-6406  
Email: planning@co.modoc.ca.us

**2. Project Information:**

**Applicant Name and Address:** D4 Communications, LLC, on behalf of T-Mobile/Vertical Bridge  
Scott Dunaway  
1114 State Street, Suite 234  
Santa Barbara, CA 93101

**Project Type:** Conditional Use Permit for an unmanned telecommunication facility

**Project Reference Number:** UP2021-04

**Location:** The project is located approximately 8 miles northeast of Davis Creek, CA on County Road 133C. Township 46N, Range 14E, Section 16; M.D.B. &M.

Latitude 41.833386°, Longitude -120.351969°

**Assessor's Parcel Number:** 025-030-006-000

**Parcel Acreage:** 52 Acres

**Project Site Area:** 1600 square feet (40 x 40) lease site area.

**Zoning:** Unclassified (U)

**General Plan Designation:** General Agriculture (GA)

**Project Summary:** The total acreage of parcel 025-030-006-000 is 52 acres and the proposed project site encompasses a lease area of 1600 square feet (40 x 40) and will be enclosed with a fence. This proposed project consists of installing a new unmanned telecommunications facility

consisting of a 110' Vertical Bridge Mono-pine stealth tree telecommunications tower, with 12 antennas, 6 Remote Radio Units (RRUs), and 1- 8' diameter dish. In addition radio cabinets, backup generator and equipment will be installed within a fenced compound at the ground level of the stealth tree. In addition the following are proposed:

- Proposed 12' Gravel Access Drive
- Proposed 30' Access Easement
- Proposed 5' Utility Easement with proposed overhead power
- Proposed Fire Apparatus Turn Around
- 12' Access Gate installed on proposed fence

The tower will improve wireless coverage to the area, increase network capacity, coverage area, and quality of the signal strength. Additionally, this network development will increase public safety within this area, allow for the community to have higher data transfer rates, enhanced coverage, simultaneous voice and data, and higher security and privacy for telephone users. Additional information is as follows:

- The proposed mono-pine structure is designed as a faux pine tree and is meant to blend in with the existing trees.
- The facility is "unmanned" and systems check and preventative maintenance will be performed by a certified T-Mobile technician every 1 – 2 months. Maintenance will not last longer than 2 hours and will be performed during normal business hours whenever possible. Maintenance will not conflict with any property functions and will not disturb surrounding residents.
- The facility will not require any use of water or sewer and will not be open to public access.
- Co-location of the facility will be made available to other providers.

**Environmental Document:** Mitigated Negative Declaration

**Other Permits Identified:**

- Modoc County Building Permit
- Modoc County Road Department Road Encroachment permit

**Federal and State Agencies:**

- Federal Communications Commission(FCC)
- California Public Utilities Commission (CPUC)
- Federal Aviation Administration (FAA)

**SERVICES:**

**Access:** Highway 395  
**Water Supply:** None  
**Sewage Disposal:** None

**Electrical:** Surprise Valley Electric  
**Telephone:** None  
**Fire protection:** Cal fire  
**Schools:** Modoc Joint Unified School District

**OTHER FACTORS:**

**CDF Fire Hazard Severity Zone:** High

**DFG Wildlife Maps:** Northern Region

**Flood Zone:** The project location is within Flood Zone X (Unshaded) which is area of minimal flood hazard. FEMA Firm Panel # 0649C-0575E dated 06/04/2010.

**Setting:**

The project site area is located approximately 8 miles northeast of Davis Creek, CA on County Road 133C and is characterized as general agriculture land with some open space forestry, and grazing with sparse residential units. The area to the north of the project site contains limited residential units, large open areas of farm ground, and natural vegetation. To the south of the project area contains sparse residential units set in a rural agriculture setting, open farm ground, and natural vegetation. To the west and east of the project site is primarily large open areas of farm ground and natural vegetation. The topography of the project area has an elevation of approximately 5,380 feet (1640m). The project site is an open area that is tree and brush covered. The native plants located on the project site include pine trees, meadow grasses, and fir trees.

**Project Site Photos:**

Figure 1 – Assessor Parcel Map

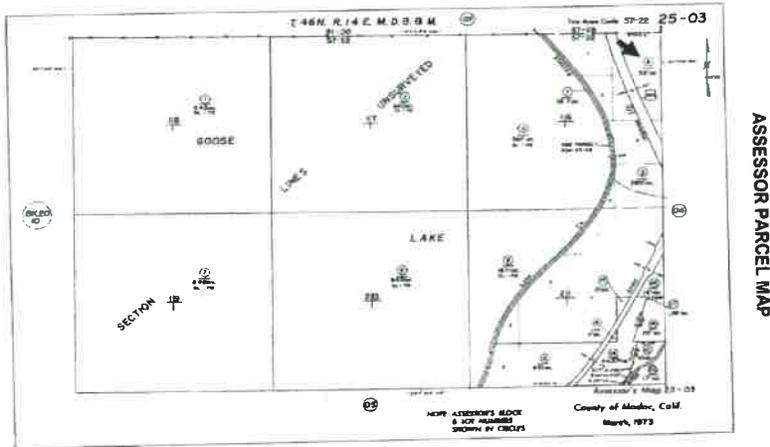


Figure 2 – Zoning Map

**ZONING MAP**

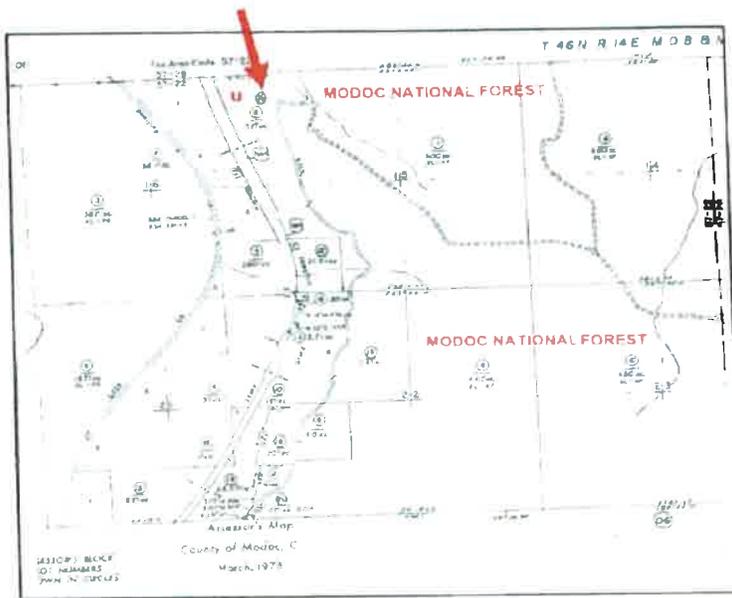
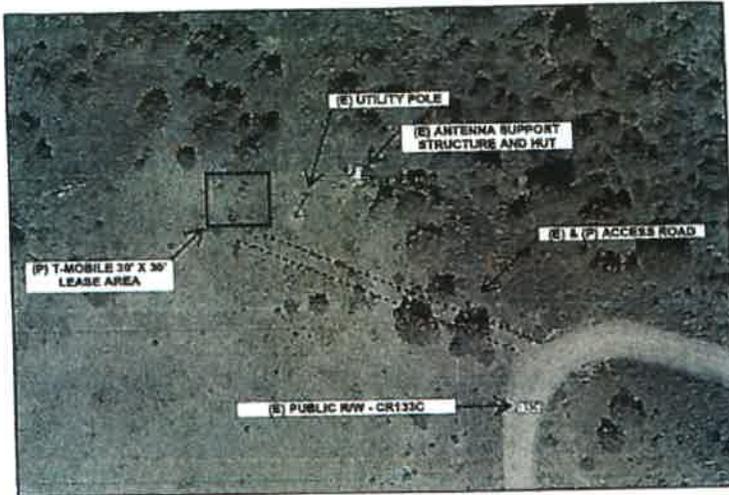


Figure 3 – Aerial Photos



Figure 4 – Site Sketch

**SITE SKETCH**



Note: site must be setback 110% of tower height from property line.

Figure 5 – General Site Photos

**SITE PHOTOS**

General site photo

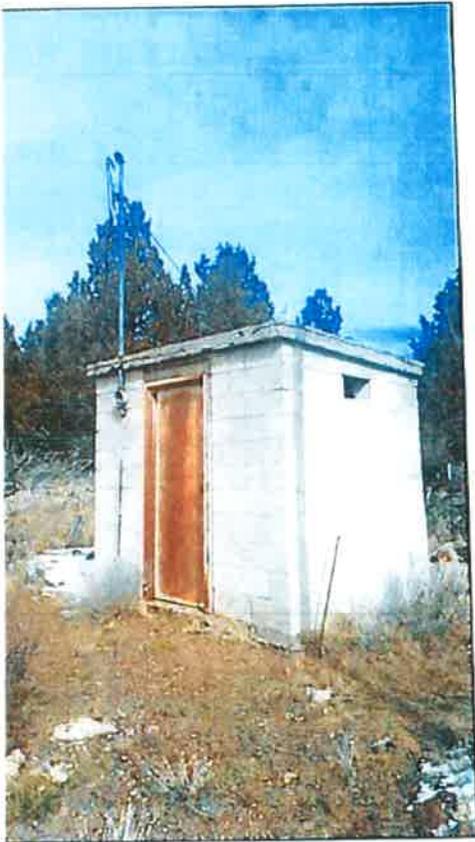


Figure 6 – Existing Abandoned Communication Hut

Piece-A-Hut Photo



Piece-A-Hut Photo



Piece-A-Hut Photo



Figure 7 – View of Existing Antenna Support Structure

View of existing antenna support structure



Figure 8 – Photos of site looking North

Photo from site looking North

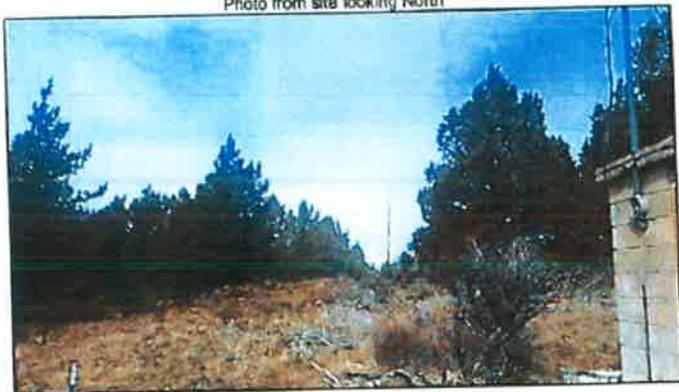


Figure 9 – Photos of site looking East



Figure 10 – Photos of site looking South



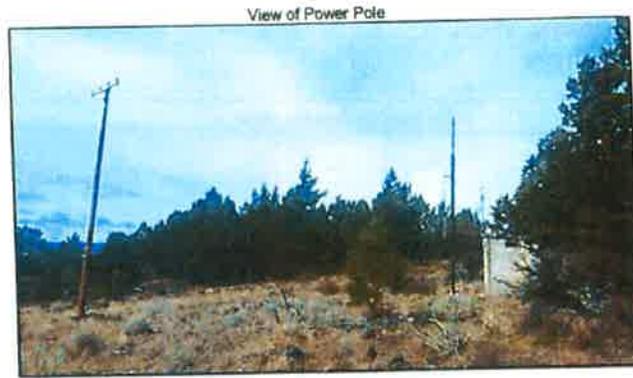
Figure 11 – Photos of site looking West



Figure 12 – Photos of Ingress and Egress



Figure 13 – Photo of power pole



### 3. Determination

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture and Forest Resources	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Energy
<input type="checkbox"/>	Geology/Soils	<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Hazards/Hazardous Materials
<input type="checkbox"/>	Hydrology/Water Quality	<input type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>	Mineral Resources
<input type="checkbox"/>	Noise	<input type="checkbox"/>	Population/Housing	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Transportation	<input type="checkbox"/>	Tribal Cultural Resources
<input type="checkbox"/>	Utilities/Service Systems	<input type="checkbox"/>	Wildfire	<input type="checkbox"/>	Mandatory Findings of Significance
		<input type="checkbox"/>	None	<input checked="" type="checkbox"/>	None with Mitigation Incorporated

On the basis of this Initial Study Evaluation:

- The proposed project is CATEGORICALLY EXEMPT from CEQA under CLASS(es) \_\_\_\_\_, and there are no unusual circumstances or specified statutory conditions present which render reliance on such applicable Categorical Exemption(s) unlawful.
- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
- 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 will be a required condition of project approval, and accordingly a MITIGATED NEGATIVE DECLARATION should be prepared.
- There is substantial evidence that the proposed project may have a significant adverse impact on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

02/16/2022  
Date

Jackie Swearing  
Signature

### EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would 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 the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
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 Analyses Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, 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

## 4. Environmental Checklist Analysis

The following checklist analysis employs the recognized environmental checklist standards of significance provided in Appendix G of the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000 *et seq.*) to facilitate this Initial Study.

### I. AESTHETICS. *Except as provided in Public Resources Code Section 21099, would the project:*

<b>AESTHETICS</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion:

##### **a) Have a substantial adverse effect on a scenic vista?**

Less than significant impact. The proposed communication encompasses a lease area of 1600 square feet (40' x 40') within a fenced compound. The project is not located along a designated state scenic-highway or an identified scenic area within the Modoc County 1998 General Plan (Update 2018). The proposed 110' monopine tower will be designed to blend in with the surrounding area.

##### **b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

No impact. No scenic resources have been identified on the project site or in the project vicinity. The project site is not located adjacent to a state-designated or county-designated scenic highway.

**c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

Less than significant impact. The project site and the lands to the north are characterized general agriculture land with some open space forestry, and grazing with sparse residential units. Standard wireless communication monopoles, monopines, or lattice towers can have a negative aesthetic impact due to their high visibility and metal construction. Based on the character of the proposed project site, the proposed monopine location and design will not substantially degrade the existing visual character of the site and will be designed to blend in with the surrounding areas. Therefore it will not result in a significant impact to scenic vistas and to the area’s visual aesthetics for the purpose of CEQA.

**d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

No impact. No lighting is proposed as part of this project.

**II. AGRICULTURAL AND FORESTRY RESOURCES.** *In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.*

<b>AGRICULTURE RESOURCES</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION:**

**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?**

No impact. The proposed project is not located on lands designated as Important Farmland in the Farmland Mapping and Monitoring Program, and would not result in the conversion of Important Farmland to a non-agricultural use.

**b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

No impact. The project site is not under a Williamson Act Contract. There are no adjacent parcels within 300 feet of the project site under the Williamson Act. The nearest parcel under a Williamson Act Contract is located approximately 0.88 miles north.

**c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?**

No impact. The project site is not located in a Timberland Production Zone (TPZ) and there are no parcels close to the project site or within the vicinity zoned for TPZ.

**d) Result in the loss of forest land or conversion of forest land to non-forest use?**

No impact. The project site does not contain trees or timber resources classified as forestland, as defined in Public Resources Code Section 12220(g), or as timberland, as defined in Public Resources Code Section 4526. Therefore, the proposed project would not result in loss or conversion of forest land to non-forest use.

**e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?**

No impact. There is no prime, unique, or farmland of statewide importance near the project vicinity. Therefore, the project would not result in the conversion of farmland to non-

agriculture use or conversion of forest land to non-forest use.

**III. AIR QUALITY.** *Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the above determinations.*

<b>AIR QUALITY</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION:**

**a) Conflict with or obstruct implementation of the applicable air quality plan?**

Less than significant impact. The proposed project will provide additional coverage and better cell service to existing and future residents as well as people driving through the area, but will not create additional growth within the County. The applicant D-4 Communications on behalf of T-Mobile/Vertical Bridge, is proposing a back-up generator as part of the project. This generator is for emergency use only, therefore the project would not create on-going emissions. The proposed project is not expected to generate any significant amounts of fugitive dust because the only soil disturbance would be some minor excavation for the concrete slabs that the equipment cabinets, cables, and electrical service. Due to its limited construction and operational scope, the project would not conflict with or obstruct of any applicable air quality plan. Therefore, the project is not anticipated to cause significant impacts to regional air quality.

**b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?**

Less than significant impact. Due to its limited construction and operational scope, the project would not conflict with or obstruct implementation of any applicable air quality

plan. Negligible amounts of emissions would be generated by construction equipment during site development activities, because of the limited amount of construction equipment and time needed to install the antenna, radio cabinets, backup generator, and equipment. The limited scope of the project's construction will have no impact upon any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard.

**c) Expose sensitive receptors to substantial pollutant concentrations?**

Less than significant impact. Sensitive receptors in the project area include residential dwellings. The closest residential dwelling off Hwy 395 is south of the project area and approximately 1.6 miles away. Another residential dwelling off County Road 133C is southeast of the project site and approximately 1.7 miles away. The surrounding parcels to the north, south, and west are vacant land. The surrounding parcel directly to the east is Forest Service land. The sensitive receptors will not be exposed to substantial pollutant concentrations due to the distance of the communication facility to the residential dwellings.

**d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

No impact. The backup generator is for emergency use only and will not result in objectionable odors affecting a substantial number of people. Otherwise, the proposed 110' monopine tower and unmanned telecommunications facility will not use anything that will generate objectionable odors to the surrounding properties or area.

**IV. BIOLOGICAL RESOURCES**

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

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION:**

**a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

No Impact. No special status animal species or habitats occur on the project site or in the project area. Due to the small size of the lease area (1600 sq.ft) and access drive, and that the project site was previously disturbed and has an existing abandoned communications hut and antenna support system on the parcel, no special status plant species were considered to have a potential to be present within the proposed project area. The limited amount of development potential enabled by the proposed project would have no impact and not degrade or reduce the existing habitat values on the project site that would cause significant impacts on sensitive species.

**b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

No Impact. There are no drainages or other wetland features identified on, or within close proximity to the project site.

**c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

No Impact. The project site is located in an area where no federally protected wetlands as defined by Section 404 of the Clean Water Act exists, or within proximity to the project site. The

project site does not contain any discernable drainage courses, inundated areas, wetland vegetation, or hydric soils and thus does not include the United States Army Corps of Engineers jurisdictional drainages or wetlands.

**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?**

Less than Significant. The proposed ground equipment of the unmanned telecommunications facility will be located within a 1600 sq. ft. (40'x40') fenced compound with a proposed 12' gravel access drive of County Road 133C.

The construction of a new communication tower can create a potential impact on migratory birds, especially species of night-migrating birds. Interim guidelines were developed by Fish and Wildlife Service personnel from research conducted in several eastern, Midwestern, and southern states, and have been refined through Regional review. These guidelines are based on the best information available at this time, and are the most prudent and effective measures for avoiding bird strikes at monopoles.

Below is some of the guidelines:

- New facilities should be collocated on existing towers or other existing structures.
- Towers should be less than 199 feet above ground level (AGL).
- Towers should be freestanding (i.e., no guy wires)
- Towers and facilities should be sited designed and constructed to avoid or minimize habitat loss within and adjacent to the monopole "footprint"
- New towers should be designed to structurally and electrically accommodate the applicants/licensee's antennas and antennas for at least two additional users (minimum of three users for each monopole structure).
- Security lighting for on-ground facilities and equipment should be down-shielded to keep light within the boundaries of the site.
- Monopoles no longer in use or determined to be obsolete should be removed within 12 months of cessation of use.

This project is consistent with the U.S. Fish and Wildlife Service interim guidelines because the proposed 110' monopine tower is less than 199 feet in height and no guy wires are necessary. The footprint of the proposed lease area would not encroach onto any environmentally sensitive habitat.

**e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

No Impact. The project does not conflict with any local policies or ordinances protecting

biological resources.

**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?**

No Impact. The project would not conflict with any adopted Habitat Conservation Plan, Natural Community Plan, or other approved local, regional, or state habitat conservation plan.

**V. CULTURAL RESOURCES**

<b>CULTURAL RESOURCES</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION:**

**a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?**

Less than significant impact with mitigation incorporated. There are no potentially significant cultural resources present in the project area. The current structures on the site which are an abandoned communications hut and an antenna support system are of modern construction and are not considered historic or unique. There is a small possibility that buried cultural deposits lie beneath the surface soils of the project site. To avoid the potential impacts to undiscovered prehistoric resources, historic resources, and human remains that may be uncovered during development activities on the project site. The following Mitigation Measures below are recommended.

**b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?**

Less than significant with mitigation incorporated. Implementation of CUL-1 would reduce this impact to less than significant.

**c) Disturb any human remains, including those interred outside of dedicated cemeteries?**

Less than significant with mitigation incorporated. Implementation of CUL-2 would reduce this impact to less than significant.

**MITIGATION MEASURES:**

**CUL-1:** During construction activities, if any subsurface archaeological remains are uncovered, all work shall be halted within 50 feet of the find and work shall immediately cease and the applicant shall consult a qualified cultural resources specialist or professional archaeologist to identify and investigate any subsurface archaeological remains and define their physical extent and the nature of any built features or artifact-bearing deposits. The provisions of this mitigation shall be followed during construction of the proposed unmanned wireless telecommunications facility, including land clearing, road construction, utility installation, and building site development.

**CUL-2:** If human remains are encountered, no further disturbance shall occur within 50 feet of the vicinity of the find(s) until the County Coroner (530.233.4416) has made the necessary findings as to origin (California Health and Safety Code Section 7550.5). Further, pursuant to California Public Resources Code section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the County Coroner determines the remains to be Native American, the Native American Heritage Commission in Sacramento shall be notified immediately, pursuant to State Law to arrange for Native American participation in determining the disposition of such remains. The provisions of this mitigation shall be followed during construction of the proposed unmanned wireless telecommunications facility, including land clearing, road construction, utility installation, and building site development.

**VI. ENERGY.**

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

**DISCUSSION:**

**a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

Less Than Significant Impact. The proposed project is for an unmanned wireless

telecommunications facility consisting of a monopine cell tower, associated ground equipment, and tower equipment. The project will be designed and constructed in compliance on the proposed site, as found in the Modoc County General Plan and Zoning Ordinance. The construction and operation of this proposed project would not require the creation of a new source of energy. The proposed project would primarily consume energy during construction. However, the duration of the construction is limited, and the area of construction is minimal (40' x 40' compound). Compliance with local, State, and federal regulations (e.g., limit engine idling times, require the recycling of construction debris, etc.) would reduce short-term energy demand during the project's construction and would not result in a wasteful or inefficient use of energy. The operation of the unmanned wireless communication facility with associated ground and tower equipment would be consistent with State and local energy reduction policies and strategies and would not consume energy resources in a wasteful or inefficient manner.

**b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

Less Than Significant Impact. The proposed monopine tower would not conflict with or obstruct any state or local plan for renewable energy or energy efficiency.

**VII. GEOLOGY AND SOILS**

<p align="center"><b>GEOLOGY AND SOILS</b> <i>Would the project:</i></p>	<p align="center"><b>Potentially Significant Impact</b></p>	<p align="center"><b>Less Than Significant with Mitigation Incorporated</b></p>	<p align="center"><b>Less Than Significant Impact</b></p>	<p align="center"><b>No Impact</b></p>
<p>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</p>	<p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>
<p>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p>	<p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>	<p align="center"><input checked="" type="checkbox"/></p>

ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iii) Seismic-related ground failure, including liquefaction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or-off site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION:**

**a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**

**i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**  
 No impact. The project site is not located within any earthquake fault zone, as identified by the U.S. Geologic Survey mapping system.

**ii) Strong seismic ground shaking and iii) Seismic-related ground failure, including liquefaction**  
 No Impact. The project site is not located within any earthquake fault zone, as identified by the U.S. Geologic Survey mapping system.

**(iv) Landslides?**  
 Less Than Significant. According to the Landslide Hazard Identification Map prepared by the California Department of Conservation, Divisions of Mines and Geology, the project site is not located within and/or adjacent to an existing known "landslide area".

**b) Result in substantial soil erosion or the loss of topsoil?**

Less Than Significant. The proposed construction activities could result in a land disturbance less than one acre and are not expected to require a Stormwater Pollution Prevention Permit (SWPPP) from the State Water Resources Control Board prior to construction. Due to the relatively small amount of soils disturbance required for construction, erosion potential will be minimal.

**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?**

Less Than Significant Impact. According to the soil survey of Modoc County, CA prepared by the U.S.D.A the soil on the proposed site is Deven-Bieber-Pass Canyon families: Shallow, well drained soils over basalt bedrock or, over a silica durapan on basalt plateaus. Due to the relatively small amount of soil disturbances required for this project. The project should not potentially result in on-or-off site landside, lateral spreading, subsidence, liquefaction or collapse.

**d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?**

Less Than Significant Impact. The project site has a low expansive soil potential and would not create any substantial direct or indirect risks to life for property. The project applicant will adhere to all Federal, State, and local agency requirement, including all requirements in accordance with the California Building Code (CBC) and Modoc County Codes.

**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?**

No Impact. The project does not require the use of a septic system.

**f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

No Impact. The project site is not near a unique geologic feature that could be that could be significantly impacted as a result of this project.

**VIII. GREENHOUSE GAS EMISSIONS.**

<b>GREENHOUSE GAS EMISSIONS</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION:**

**a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Less Than Significant Impact. The proposed project is an unmanned wireless telecommunications tower that would not generate substantial operation emissions. Short-term construction GHG emission will occur during the installation of the tower and ground equipment. The back-up generator will only be used during power outages and for short durations for testing and maintenance. Vehicle trips and GHG emissions will be associated only during construction and routine maintenance. No other emissions would be associated with the operation of the proposed project. Therefore the project would not generate significant greenhouse gas emissions or result in a significant impact on the environment.

**b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

No Impact. The proposed project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gases.

**IX. HAZARDS AND HAZARDOUS MATERIALS**

<p><b><i>HAZARDS AND HAZARDOUS MATERIALS</i></b>  <b><i>Would the project:</i></b></p>	<p><b>Potentially Significant Impact</b></p>	<p><b>Less Than Significant with Mitigation Incorporated</b></p>	<p><b>Less Than Significant Impact</b></p>	<p><b>No Impact</b></p>
<p>a) <i>Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>b) <i>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?</i></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>c) <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</i></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>

<p>d) <i>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?</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) <i>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 or excessive noise for people residing or working in the project area?</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>f) <i>Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>g) <i>Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION:**

**a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

Less Than Significant. Construction activities associated with the development of the proposed project would involve the use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. However, all potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. In the event of an accidental release, construction

personal who are experienced in containing accidental releases of hazardous materials will likely be present to contain and treat affected areas in the event a spill occurs. If a larger spill were to occur, construction personal would generally be on hand to contact the appropriate agencies. Hazardous materials used during construction would ultimately be disposed of by a licensed hazardous waste transporter at an authorized and licensed disposal facility or recycling facility.

The proposed project includes a standby 2.4L diesel generator (with 240-gallon capacity tank) for backup power. Risk to public health and the environment are low based on the type of material, volume and location of the facility. The proposed project would install a cellular tower, which would emit radiofrequency (RF) energy, a type of electromagnetic energy. RF radiation can be harmful if radiation levels are high enough to heat biological tissue and raise body temperatures. The proposed communications facility will operate in full compliance with the U.S. standards for radiofrequency (RF) emissions as published by the American National Standards Institute (ANSI). The RF emissions emitted by the proposed project will fall within the portion of electromagnetic spectrum with non-ionizing electromagnetic emissions, at the low levels associated with this type of wireless technology, not harmful to living cells. Therefore impacts due to RF exposure would be less than significant.

**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?**

Less Than Significant. The proposed project will not 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?**

No Impact. The proposed project is not located 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?**

No Impact. A review of regulatory agency databases, which included lists of hazardous materials sites compiled pursuant to California Government Code Section 65962.5, did not identify a contamination site within, or in the vicinity of the project site.

**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 or excessive noise for people residing or working in the project area?**

No Impact. The project is not located within two (2) miles of an airport and/or within an Airport Land Use Plan.

**f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

No Impact. The proposed project is an unmanned telecommunication facility, so no evacuations and/or emergency response plans are necessary. The proposed project will not interfere with an adopted emergency response plan or emergency evacuation plan.

**g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

Less Than Significant. The project site is located within a designated State Responsibility area with a fire hazard rating of moderate to high, which means that the State has fiscal responsibility for preventing and suppressing wildfires. The project would not increase the level of fire protection service needed on the site because wireless telecommunication facilities do not normally require such services.

**X. HYDROLOGY AND WATER QUALITY**

<p align="center"><b>HYDROLOGY AND WATER QUALITY</b> <i>Would the project:</i></p>	<p align="center"><b>Potentially Significant Impact</b></p>	<p align="center"><b>Less Than Significant with Mitigation Incorporated</b></p>	<p align="center"><b>Less Than Significant Impact</b></p>	<p align="center"><b>No Impact</b></p>
<p>a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) result in a substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or-off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION:**

**a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?**

No Impact. The project does not require the use of water and would not create any water discharges.

**b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

No Impact. The project does not require the use of water.

**c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:**

- i) result in a substantial erosion or siltation on- or off-site;***
- ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or-off-site;***
- iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or***
- iv) impede or redirect flood flows?***

Less Than Significant Impact. An equipment shelter is proposed within a 1600 (40' x 40') square foot lease area. The proposed 12-foot-wide gravel access drive and 30-foot proposed access easement will not create any significant impact to drainage patterns and will not create any significant amount of runoff. The proposed project would require a minimal amount of ground disturbance, totaling 1,600 square feet. That minor amount of site disturbance would not alter absorption rates or drainage patterns. The proposed project would not impede or redirect flood flow since floodplain mapping identifies that the project site is located within the Federal Emergency Management Agency (FEMA) Flood Zone "X"(Unshaded) (Panel #06049C-0575E, dated June 4, 2010) which is not part of the 100-year flood zone as described by FEMA.

**d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?**

No Impact. The floodplain mapping of the project area identifies that the project site is located within the Federal Emergency Management Agency (FEMA) Flood Zone "X"(Unshaded) (Panel #06049C-0575E, dated June 4, 2010) which is not part of the 100-year flood zone as described by FEMA. Therefore, the project site is not located in an area that would be impacted by a seiche, tsunami, or mudflows.

**e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

No Impact. The project does not require the use of water.

**XI. LAND USE AND PLANNING**

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

**DISCUSSION:**

**a) Physically divide an established community?**

No Impact. The project would include the installation of a cellular antenna tower and would not divide an established community.

**b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

No Impact. The project is consistent with the site’s General Plan designation (General Agriculture) and zoning (Unclassified); therefore, it would not require any amendments to the County’s General Plan or zoning ordinance. The project is, however, is subject to a Use Permit, approved by the Planning Commission in accordance with Chapter 18.128 (Use Permits) of the Modoc County Zoning Code. Upon issuance of the Conditional Use Permit and with the incorporated mitigation measures and conditions of approval (including obtaining and maintaining all necessary Federal, State and local agency permits), the project will not conflict with any land use plan or policy intended for avoiding or mitigating an environmental effect(s).

**XII. MINERAL RESOURCES**

<b>MINERAL RESOURCES</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION:**

**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?**

No Impact. The project would not 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?**

No Impact. The project would not 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.

### XIII. NOISE

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

#### **DISCUSSION:**

**a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Less Than Significant. Uses associated with this project would not create a significant increase in ambient noise levels established in the Modoc County General Plan Policies which is exterior noise levels of 60DB Ldn or less. Other than temporary construction noise. Operation of the proposed project may generate a small amount of noise associated with the low frequency “hum” of the cell tower. The project also has a backup generator for emergency power supply. While the generator when operating has the potential to exceed the allowed noise limits, such use is anticipated to be infrequent and for limited duration. Noise levels generated during normal operation would not exceed applicable noise standards established in the local general plan.

**b) Generation of excessive groundborne vibration or groundborne noise levels?**

Less Than Significant. The project may create minimal amount of ground-borne vibration temporarily during construction. The type of heavy equipment used during construction would only generate localized groundborne vibration and groundborne noise within the vicinity of the construction site. However, since the duration of the impact would be infrequent and would occur during normal daytime hours, the impact from the construction-related groundborne vibration and groundborne noise would be less than significant.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The project is not within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport. Therefore, the project would not expose people residing or working in the project area to excessive noise levels.

**XIV. POPULATION AND HOUSING**

<b>POPULATION AND HOUSING</b> <i>Would the project:</i>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION:**

**a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

No Impact. The project would not affect the population of the area because no new parcels would be created and no additional dwellings would be placed on the project site.

**b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

No Impact. The project would not displace existing individuals or housing.

**XV. PUBLIC SERVICES**

<p align="center"><b>PUBLIC SERVICES</b> <i>Would the project result in:</i></p>	<p align="center">Potentially Significant Impact</p>	<p align="center">Less Than Significant with Mitigation Incorporated</p>	<p align="center">Less Than Significant Impact</p>	<p align="center">No Impact</p>
<p>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:</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Fire protection?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Police protection?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Schools?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Parks?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Other public facilities?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION:**

**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:**

No Impact. The project is an unmanned telecommunications facility and therefore is not proposing housing or other uses that would necessitate the need for new or altered government facilities. There will not be a need to increase fire or police protection, schools, parks or other public facilities.

## XVI. RECREATION

RECREATION	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### DISCUSSION:

**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?**

No Impact. The proposed communication facility is an unmanned and therefore would not generate population that would increase demand for parks or recreational facilities. Thus, the proposed project would not affect use of existing facilities, nor would it require the construction or expansion of existing recreational facilities. Therefore, the proposed project would have no impact on recreational facilities.

**b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

No Impact. The proposed cell tower would not affect use of existing facilities, nor would it require the construction or expansion of existing recreational facilities. Therefore, the proposed project would have no impact on recreational facilities.

## XVII. TRANSPORTATION

TRANSPORTATION/TRAFFIC <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION:**

**a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?**

No Impact. The project would not conflict with a program, plan, ordinance or policy addressing the circulation system.

**b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?**

No Impact. The proposed project would not conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b).

**c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

No Impact. The project design does not involve any modifications to County Road 133C, nor create any additional hazards of safety concern. The proposed project would be consistent with the surrounding uses.

**d) Result in inadequate emergency access?**

No Impact. The project is an unmanned telecommunication facility and does not involve a substantial number of vehicle trips, the project will not result in inadequate emergency access.

**XVIII. TRIBAL CULTURAL RESOURCES.**

<p align="center"><b>TRIBAL CULTURAL RESOURCES</b></p> <p><i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i></p>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k), or</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION:**

**a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k),** Less Than Significant With Mitigation Incorporated. See Response to Section V (a): Less than Significant Impact with the incorporated mitigation measures CUL-1 through CUL-2.

**b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.** Less Than Significant With Mitigation Incorporated. See Response to Section V (a): Less than Significant Impact with the incorporated mitigation measures CUL-1 through CUL-2

## XIX. UTILITIES AND SERVICE SYSTEMS

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

### **DISCUSSION:**

**a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

No Impact. The project is the construction of a cell tower facility to provide service to an underserved area. The project site is currently served by Surprise Valley Electric (SVE). The project would not result in the relocation or construction of new or expanded infrastructure including water services, wastewater treatment, stormwater drainage, or natural gas facilities.

**b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**

No Impact. The project does not require water.

c) **Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?**

No Impact. The proposed project does not generate any wastewater.

d) **Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

No Impact. The proposed project does not generate solid waste.

e) **Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

No Impact. The proposed project does not generate solid waste.

**XX. WILDFIRE.** *If located in or a near a state responsibility areas or lands classified as very high fire hazard severity zones.*

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

**DISCUSSION:**

**a) Substantially impair an adopted emergency response plan or emergency evacuation plan?**

Less Than Significant Impact. The property is located within the State Responsibility Area (SRA) and is in the Moderate to High Fire Hazard Severity Zone. There will be no lane closures involved in the proposed project that would constrict emergency access or interfere with an emergency evacuation plan. The project would not substantially impair an adopted emergency response plan or emergency evacuation plan.

**b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

Less Than Significant Impact. The project site is located within an area that is susceptible to wildland fires. The proposed project is for an unmanned telecommunication facility. Workers associated with the construction of the facility will only be on site for a short duration. Once the project is completed, it is anticipated that routine maintenance of the facility would occur every one to two months, will last no longer than 2 hours, and be performed during normal business hours. No conditions or factors have been identified in the project area that would exacerbate wildfire risks. Additionally, the applicant will adhere to all Federal, State, and local fire requirements/regulations, including all mitigation measure and/or conditions of approval imposed on such use.

**c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

Less Than Significant Impact. The project site is located within a designated State Responsibility Area (SRA) with a fire hazard rating of moderate to high, which means the State has fiscal responsibility for preventing and suppressing wildfires. The project will require the installation and maintenance of an unmanned telecommunications facility with the associated infrastructure. Once the project construction is complete, the proposed facility would generate very limited vehicle trips every 1 to 2 months for ongoing maintenance/service. This proposed project will not create additional fire risk or create significant impacts on the environment.

**d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

Less Than Significant Impact. The project site is not located within the vicinity of known waterways. The floodplain mapping of the project area identifies that the project site is located within the Federal Emergency Management Agency (FEMA) Flood Zone "X"(Unshaded) (Panel #, dated June 4, 2010) which is not part of the 100-year flood zone as described by FEMA. Therefore, the risk of flooding/runoff, landslides, slope instability, or drainage changes would not be increased due to this project.

## XXI. MANDATORY FINDINGS OF SIGNIFICANCE

MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially 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 or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### DISCUSSION:

**a) Does the project have the potential to substantially 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 or animal or eliminate important examples of the major periods of California history or prehistory?**

Less Than Significant With Mitigation Measures Incorporated. The proposed project’s impacts to biological resources, cultural resources, and impact to habitat of fish and/or wildlife species were analyzed in this Initial Study, and all direct, indirect, and cumulative impacts were determined to have not impact, a less than significant impact, or reduced to less than significant impact with mitigation measures incorporated. This project is not anticipated to significantly impact habitat of fish and/or wildlife species or cultural tribal resources with the incorporated mitigation measures describe above. Therefore, there is minimal risk of degradation, and mitigation measures are proposed that would alleviate most or all of the project related impacts. The proposed project will not contribute to factors that would harm the environment or add to any wildfire risk.

**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)?**

Less Than Significant. No past, current, or probable future projects were identified in the project vicinity that, when added to this project’s related impacts, would result in cumulatively considerable impacts. No cumulatively considerable impacts would occur with development of the proposed project. The incremental effects of the proposed project are not cumulatively significant when viewed in context of the past, current, and/or probable future projects. No cumulative impacts would be occur. The intent of the project is to improve cellular coverage for existing and future wireless customers. The proposed project is consistent with the Modoc County General Plan.

### **INITIAL STUDY SUMMARY:**

Based on the review of the proposed project site and surrounding area, appropriate mitigation measures were identified to mitigate potentially significant impacts to a level below adversity for Aesthetics, Biological Resources, Cultural Resources, and Tribal Cultural Resources. Assuming the implementation of the identified measures and standard conditions of the project approval of the County of Modoc and other pertinent agencies, no adverse impacts are anticipated.

### **ENVIRONMENTAL REVIEW REFERENCES:**

1. Department of Conservation, Division of Land Resource Protection.  
<https://maps.conservation.ca.gov/DLRP/CIFF/>
2. California Department of Fish and Game Natural Diversity Database
3. California Department of Fish and Game. RareFind
4. California Department of Forestry and Fire Protection: Fire hazard Severity Zones in State Responsibility Area
5. FEMA Flood Insurance Rate Map Community Panel No. 06049C-0575E (2010)
6. Modoc County General Plan (Amended 2018)  
[https://www.co.modoc.ca.us/Planning/ModocGPGoalsActionsPolicies2017\\_04218.pdf](https://www.co.modoc.ca.us/Planning/ModocGPGoalsActionsPolicies2017_04218.pdf)
7. United States Department of Agriculture Forest Survey and Soil Conservation Service, Soil Survey of Modoc National Forest Area, California (1982)
8. Department of Conservation, California Geological Survey, Alquist-Priolo Earthquake Fault Zones.
9. California Department of Toxic Substance Control. 2009. Envirostar Database  
<https://www.envirostor.dtsc.ca.gov/public/>

