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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Mann Road Wireless Communciation Facility

Lead Agency: Sacramento County

Contact Name: John Barnard

Email: Barnardj@saccounty.gov Phone Number: 916-875-3035

Project Location: _____
City *County*

Project Description (Proposed actions, location, and/or consequences).

The project is a request for the following entitlements from the County of Sacramento:
1. A Use Permit to allow a new wireless communication facility on an A-5 zoned parcel.
2. A Special Development Permit to allow the proposed project to deviate from the following development standards:
• A height of 85 feet where the maximum height allowed is 55 feet pursuant to Zoning Ordinance Table 3.6.2 and;
• A reduced setback of 205 feet from the adjacent group 1 zone parcel to the west where the minimum setback required is three times the height of the tower, 255 feet, pursuant to Zoning Ordinance 3.6.2.
3. A Design Review to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

-Swainson's Hawk nesting habitat: Mitigation in the form of preconstruction survey for Swainson's hawk nesting sites within 1/2 mile of the project site.

-Migatory Bird Nest Protection: Survey for migratory nests before construction begins and during nesting season.

Raptor Nest Protection: Survey for raptor nests before construction begins and during nesting season.

Burrowing Owls: Prior to the commencement of construction activities (which includes clearing, grubbing, or grading) within 500 feet of suitable burrow habitat, a survey for burrowing owl shall be conducted by a qualified biologist. The survey shall occur within 30 days of the date that construction will encroach within 500 feet of suitable habitat.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

At the Cosumnes CPAC meeting on May 24, 2023: The applicant was there to provide comment about the need for additional coverage in the area and answer questions from the public and CPAC members. Of the 40 members of the public that attended, seven people made comments in opposition of the tower. The concerns included health and safety effects on children and families, health effects on wildlife, the negative effect on property values, the lack of need for the cell tower, the lack of compatibility with the rural community of Wilton, the lack of trees surrounding the tower, and expressed distaste for the appearance of the tower. The CPAC also questioned the location and the deviations from height and setback standards. The members of the CPAC made comments that echoed the concerns of the community in opposition of the tower and commented that there was a lack of need for a new cell tower. The CPAC also questioned the deviations from height and setback standards. The applicant responded to several of the public and the CPAC's concerns by providing coverage maps showing the areas that would benefit from the tower, property value studies that show that towers general do not affect the property values, and additional information about the tower design and construction.

The CPAC voted (5 Yes – 0 No, 2 Absent) to recommend the Planning Commission to deny the proposed entitlement requests.

Provide a list of the responsible or trustee agencies for the project.