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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: Early Times Wireless Communication Facility

Lead Agency: Sacramento County

Contact Name: John Barnard

Email: BarnardJ@saccount.com Phone Number: 916-875-3035

Project Location: Wilton (*City*) Sacramento (*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 Conditional Use Permit to allow a 130-foot-tall monopole wireless communication facility on an AG-80 zoned parcel.
2. A Design Review to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

The applicant proposes a new 130-foot Wireless Communication Facility (WCF) monopole tower and a 40ft-by-40ft lease area to include a fenced concrete pad for ground equipment, to be in the southwest portion of the subject parcel. A 20-foot-wide access road will provide access to the tower pad. The project site will include a diesel powered back up power generator.

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.

The Cosumnes CPAC met on August 23, 2023 to hear and consider this project. The CPAC expressed their concerns about the proximity the nearby residence and the photo simulations not providing enough information. They also inquired about the use of the stealthing and the applicant responded that it would not be practical due to the lack of tall vegetation nearby.

Three members of the public, including 2 direct neighbors, provided comments at the CPAC. Comments included; concerns that photo-simulations fail to show how the tower will appear from the adjacent residence, property values will decrease with installation of the facility, there are other property owners that are interested in having a cell site on their land/the applicant did not do enough outreach to find another suitable location, and the tower should be moved away from the boundary with the adjacent residence as much as possible, preferably towards the resort to the northeast.

The applicant responded and stated that they could request that sites further away from the adjacent residence be reviewed by their engineers and discussed with the property owner for a revised lease area. The CPAC was appreciative of this offer, and request that the applicant take this route before hearings.

The CPAC voted (6 Yes – 0 No, 1 Absent) to recommend the Zoning Administrator deny the requested entitlements.

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