



**CITY OF OROVILLE
COMMUNITY DEVELOPMENT DEPARTMENT**

**INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
for
AT&T Wireless Communication Facility Colocation**

2755 ORO DAM BLVD (APN: 013-270-044)

USE PERMIT NO. UP 20-03

June 2, 2020

State Clearinghouse #

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PROJECT DESCRIPTION AND BACKGROUND

Project title: AT&T Wireless Communication Facility Colocation

1. **Lead agency name and address:** City of Oroville
Community Development Department
1735 Montgomery Street
Oroville, CA 95965
2. **Contact person and phone number** Wes Ervin, Planner (530) 538-2408
3. **Project location:** 2755 Oro Dam Blvd
Oroville, CA 95966
APN: 013-270-044
4. **Project sponsor's name & address:** Kevin Gallagher
Complete Wireless Consulting
2009 V Street, Sacramento, CA 95818
916-764-2632
kgallagher@Scompletewireless.net
5. **General plan designation:** MU – Mixed Use
6. **Zoning:** MXC – Corridor Mixed Use

7. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

The project is a proposed colocation of an existing wireless telecommunications facility at 2755 Oro Dam Boulevard (APN 013-270-044). The site will serve to fill a significant telecommunications coverage gap and increase capacity in central Oroville. The subject property is approximately 1.38 acres in size and is zoned Corridor Mixed Use (MXC). The project area at the south end of the property contains a storage facility and the existing wireless facility on which AT&T proposes to collocate. The existing facility consists of an 80.5-foot-tall 'monopine' style stealth tower with 9 antennas and 1 microwave dish previously approved, and associated ground equipment including a standby generator, all within a 1,064 square-foot fenced compound.

AT&T proposes a 34.5-foot extension of the tower, for a new height of 115 feet. AT&T proposes to mount nine (9) new antennas on the tower at a 100-foot centerline and to install a walk-in equipment cabinet, a 30kW diesel backup generator, and a 190-gallon fuel tank within a 300 square foot expansion of the existing fenced compound. Like the existing tower, the tower extension will be painted and camouflaged and covered with "needle socks" to mask from view, with the top 15 feet ensuring a naturally appearing tapered crown of faux branches to ensure consistent color, shape, quality and design.

The proposed site will continue to be an unoccupied facility and fully monitored by a 24-hour Network Operations Command Center (NOCC) that is constantly monitored by a live attendant. The

unoccupied wireless facility will require trips by a tech to the site location approximately once per month or in the event of a maintenance visit to the site. Backup batteries and the generator will allow the site to continue operating in the event of a power outage, natural disaster or other emergency. The standby generator will be tested approximately 10-15 minutes per week for maintenance purposes.

Construction will last around two months. Acceptable noise levels will not be exceeded.

8. Surrounding land uses and setting: (Briefly describe the project's surroundings)

The subject property is located directly off of Oro Dam Boulevard between Gilmore Lane and Oroville-Quincy Highway. To the north-west of the project site along Oro Dam Boulevard there are several empty properties, with single-family residential properties to the north-north-east of the project site. West of the project site there is a complex of medical office buildings on the opposite side of Oro Dam Boulevard. Directly south of the property there is an approximately 17,588 square foot thrift store with a multi-family complex on the opposite side of Gilmore Lane directly south of the thrift store. East of the property lies the South Feather River Water and Power Office Building and Corp Yard. South-west of the property there is another multi-family complex with the Oroville Hospital and other medical office buildings just south of the multi-family complex on the opposite side of Gilmore Lane.

The project site has a zoning designation of Corridor Mixed Use (MXC) and a General Plan land use designation of Mixed Use. Virtually all properties on all sides of the subject property are zoned Corridor Mixed Use (MXC), including those with single-family and multi-family residences, all with a General Plan land use designation of Mixed Use. The South Feather River Water and Power properties to the east have a zoning designation of Public / Quasi Public (PQ) with a General Plan land use designation of Mixed Use and Public.

9. Other public agencies whose approval is required: (e.g., permits, financing approval, or participation agreement.)

Additional subsequent approvals and other permits may be required from local, regional, State, and federal agencies that may use this environmental document. The following agencies have been identified as agencies whose approval is required:

- City of Oroville Planning Division
- City of Oroville Building Division
- City of Oroville Fire Department
- City of Oroville Public Works Department

10. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?¹

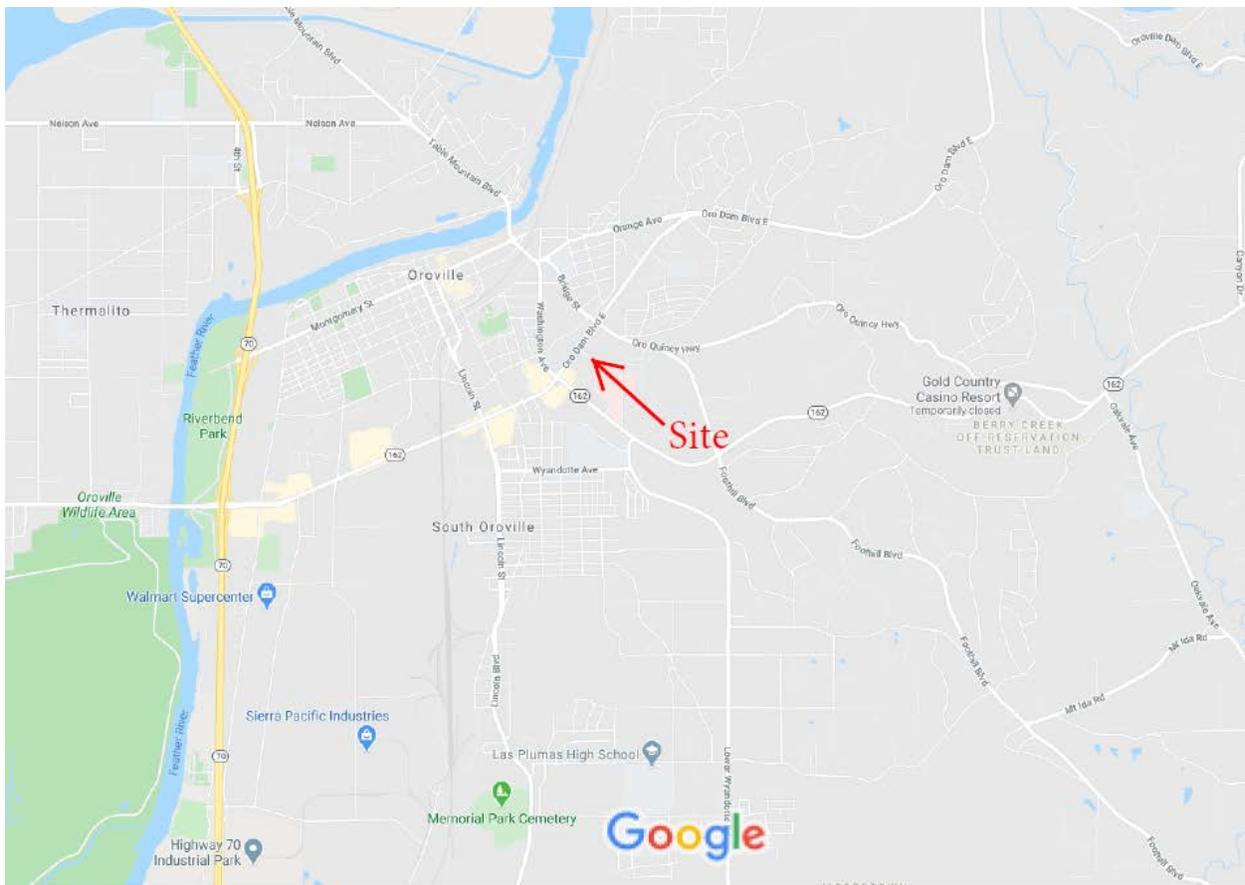
Though no specific separate tribal consultation is requested, the Tribal Council is notified as part of the public circulation of this environmental document.

¹ NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

11. Environmental Setting

The project site is an existing self-storage facility that has a large empty space towards the back southeastern portion of the property where the wireless telecommunications facility is now located and is proposing to expand. The project site is a 1.38-acre lot that can only be accessed from Oroville Dam Boulevard. The project site is approximately 450 feet away from Oroville Quincy Highway to the north, and is surrounded by a mixture of residential property, professional office space, a water and power agency, and one retail business. The project site is approximately 300 feet from the Oroville Hospital property line to the southeast and approximately 440 feet from the Hospital's Helipad.

VICINITY MAP



SITE MAP



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below are potentially affected by this project, but mitigation measures assure they are all "less than significant" as indicated by the checklist on the following pages.

- Aesthetics**
- Agriculture/Forestry Resources
- Air Quality**
- Biological Resources
- Cultural Resources**
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use / Planning
- Mineral Resources
- Noise**
- Population / Housing
- Public Service
- Recreation
- Transportation**
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire
- Mandatory Findings of Significance

DETERMINATION OF ENVIRONMENTAL REVIEW

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION has been prepared.**
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Wes Ervin, Planner

Date

Dawn Nevers, Asst Community Development Director

Date

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

I. AESTHETICS.

Except as provided in Public Resources Code Section 21099, would the project:

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

- a) The most significant scenic vistas in the project vicinity are Table Mountain to the north and the foothills to the east. Because of the height of the tower (115 feet), the stealth monopole and faux branches will create some visual disturbance for anyone looking at Table Mountain and the foothills if they are standing in a location where the tower is between the scenic vista and the observer. However, because the diameter of the pole is approximately 2.5 feet and the pole will resemble a tall tree, the visual obstruction created by the pole will be minimal and the impact will be less than significant. The proposed camouflage will also be memorialized as a mitigation measure.
- b) The project site and surrounding neighborhood, almost entirely built out, lie in an urban environment. The proposed project will not damage any scenic resources as the subject property is an existing developed site within an urban area. The dull colors and faux branches will help mitigate any impacts. There are currently no officially designated state or county scenic highways in the Oroville Planning Area. Consequently, projects under the jurisdiction of the City of Oroville have no potential to impact scenic resources within a state designated scenic highway.
- c) The small addition to the equipment shelter on the property will be enclosed by an 8-foot-tall chain link fence with privacy slats to screen the wireless equipment shelter and generator. Furthermore, the existing storage structures on site to the west of the project area and existing vegetation will conceal the new fenced area from Oro Dam Boulevard and the neighboring properties.

The immediate project vicinity is heavily vegetated with large trees almost as tall as the existing structure, which is not easily distinguished from its surroundings. From immediately adjacent properties, the tower is not obvious unless someone looks straight up through trees, so its added height will not therefore impact aesthetics from up close. However, as mentioned in a) above, the 115-foot-tall monopole will now project 20-30 feet above existing vegetation and can be more easily noticed by those looking along the horizon from streets and properties in the vicinity. Because of the ample tall vegetation nearby, the lack of a scenic vista, the camouflage and dull paint of the tower, and the tall high-tension power lines a few hundred feet to the east, the aesthetic impact of the added 34 feet will be less than significant.
- d) Other than the navigation lights at the top, no new lights are proposed for the tower. Three will be no change to the design of the tower other than increased height.

II. AGRICULTURE 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. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (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))?	<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 OF IMPACTS

a-c) The project site is not currently used for any agricultural purpose and the site is not designated as having Prime, Unique, or Farmland of Statewide Importance pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The project site and surrounding uses are designated by the California Department of Conservation as urban and built-up land. In addition, the project site and surrounding uses are not designated, zoned, or otherwise used for any agricultural use and the project would not infringe upon any lands with Williamson Act contracts.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

a-c) Both the California Air Resources Board and the Environmental Protection Agency have established air pollution standards in an effort to protect human health and welfare. Geographic areas are designated "attainment" if these standards are met and "nonattainment" if they are not met. Each agency has several levels of classification based on severity of the problem. Butte County and all northern Sacramento Valley Air Districts have been designated as "moderate" nonattainment areas for the state standards for ozone (O3) and fine particulate matter (PM10). Currently, Butte County is in attainment for all the federal (less stringent) air quality standards. The limited scope of the project's construction and operational phases will have no impact upon any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

Construction activities, a source of organic gas emissions, will be limited to the related ground equipment. During construction various diesel-powered vehicles and equipment would be in use. Construction diesel emissions are temporary, affecting an area for a period of days or perhaps weeks. Additionally, construction related sources are mobile and transient in nature. The effects of construction activities could include increased dust and locally elevated levels of particulates downwind of construction activity. Because of its temporary duration and the limited area of disturbance, health risks from construction emissions of diesel particulates would be have less-than-significant impact.

The project is not expected to create any significant amounts of fugitive dust, oxides of nitrogen, or reactive organic gas emissions. One new emergency diesel-powered generator is proposed to be installed at the proposed communications facility. The Generator is for emergency use only, therefore the project would not create on-going emissions. The ongoing project is not expected to generate any significant amounts of fugitive dust because the only soil disturbance would be some very minor excavation for the concrete slabs and ground cable that would occur at the time of construction.

Due to its limited construction and operational scope, the project would not conflict with or obstruct implementation of the applicable air quality plan. The Butte County Air Quality Management District (BCAQMD) recommends incorporating measures to control fugitive dust emission for all construction activities during project development, using such methods as site and driveway watering and/or use of other acceptable soil controls.

c) Sensitive receptors are facilities that include, but are not limited to, hospitals, schools, daycare

facilities, elderly housing and convalescent facilities that house or attract children, the elderly, people with illnesses or others sensitive to the effects of air pollutants. The Oroville Hospital and Medical Center was identified as a sensitive receptor whose property line lies within 300 ft to the south-east of the project area. However, as detailed in items a-c) above, the level off air pollutants that will result from this project are minimal and temporary. During all phases of construction, the proponent will be required to enforce appropriate measures to eliminate or limit the impacts to the sensitive receptors and adjacent properties. As a result, the exposure of the sensitive receptors to substantial pollutant concentrations is less than significant.

- d) The proposed communication facility is not expected to create or emit objectionable odors or affect a substantial number of people. Therefore, there will be no impact.

MITIGATION MEASURES:

In order to ensure that air quality impacts remain less than significant during construction, the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant.

- III-1) Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site. The applicant's construction contractor shall follow the dust control measures listed below:
 - a) Water shall be applied by means of truck(s), hoses, and/or sprinklers as needed prior to any land clearing or earth movement to minimize dust emissions.
 - b) Haul vehicles transporting soil into or out of the property shall be covered.
 - c) Water shall be applied to disturbed areas a minimum of two (2) times per day or more as necessary.
 - d) On-site construction vehicles shall be limited to a speed of 10 mph.
 - e) Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 24 hours. The telephone number of the Butte County Air Quality Management District shall be visible to ensure compliance with BCAQMD Rule 200 & 205 (Nuisance and Fugitive Dust Emissions).
 - f) All visibly dry disturbed soil surface areas of operation shall be watered to minimize dust emissions.
 - g) Existing roads and street adjacent to the project shall be cleaned at least once per day if dirt or mud from the project site has been tracked onto these roadways, unless conditions warrant a greater frequency.
 - h) All requirements of this mitigation measure shall be adhered to throughout all grading and construction periods.

IV. BIOLOGICAL RESOURCES. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporate	Less Than Significant Impact	No Impact
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 Wildlife 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, regulations, or by the California Department of Fish and Wildlife 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 removing, filling, or 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 corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 OF IMPACTS

- a) The project site is located in an area characterized by improvements and other developed uses. The project site itself is a developed site. Most of the area surrounding the project site is largely developed. The City of Oroville's 2030 General Plan indicates that there are no known species of special biological importance in the project's vicinity, nor any habitat for such species. Therefore, there will be no impact.
- b) There are no known sensitive natural communities, including riparian species, on the site or within the surrounding area. There is a culverted branch of Dry Creek at the rear of the property with some seasonal vegetation and large trees drawing water from the riparian zone. The drainage is routinely maintained to be free of debris so that the many local residential and office properties do not flood.

- c) The project site is already developed with an existing office, storage buildings, and parking area. The extent of land disturbance will occur during the excavation for the concrete slabs and ground cables. According to the U.S. Fish and Wildlife National Wetlands Inventory, the project site does not contain any federally protected wetlands nor are there any surrounding the site. Therefore, there will be no substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act.
- d) The project site is located in an area characterized by improvements and other developed uses. The project site does not serve as a movement or migratory corridor and is not within or near any native wildlife nursery site. Furthermore, the site and surrounding properties do not serve as a home to any significant native wildlife population. As a result, implementation of the proposed project is not anticipated to interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impeded the use of any native wildlife nursery sites.
- e) Per the City's tree preservation policy found in §26-13.060 of the City's Zoning Code, the requirements of tree preservation applies to two categories of protected trees defined as any tree on public property, or any tree on private property that has a trunk diameter of at least 24 inches at 54 inches above grade. This project does not include the removal of any tree or other plant matter, with the potential exception of grass cover in the project area. This project will not conflict with any local policies or ordinances protecting biological resources.
- f) This project will not adversely impact any covered species or natural communities and therefore does not meet the criteria of a "Reportable Interim Project" as defined in the Planning Agreement for the Butte County Natural Community Conservation Plan (NCCP) and Habitat Conservation Plan (HCP) entered into by the City of Oroville on December 4, 2007. This site is located within the area covered by the draft Butte Regional Conservation Plan (BRCP) coordinated by the Butte County Association of Governments. However, this project is not currently within any adopted regional NCCP/ HCP or other approved habitat conservation plan area. As a result, the proposed project would not conflict with the adoption of the future BRCP, local policies or ordinances protecting biological resources, or other local, regional, or state habitat conservation plan.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

V. CULTURAL RESOURCES. Would the project:

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

DISCUSSION OF IMPACTS

a-c) Cultural resources include prehistoric and historic period archaeological sites; historical features, such as rock walls, water ditches and flumes, and cemeteries; and architectural features. Cultural resources consist of any human-made site, object (i.e., artifact), or feature that defines and illuminates our past. Prehistoric resources sites are typically found in foothill areas, areas with high bluffs, rock outcroppings, areas overlooking deer migratory corridors, or above bodies of water.

The project site and surrounding properties are not identified as a site with prehistoric resources and no cultural resource sites or structures have been identified or are known to be located on or near the project site. All of the structures on the project site are of modern construction and are not considered historic or unique. Based on the findings of historic resources in the Oroville 2030 General Plan, no historic resources are in the vicinity of the project site. Based on previous site disturbance, it does not appear that the project is located in an area considered to be sensitive for prehistoric or historic cultural resources. Nevertheless, any time soil disturbance occurs there exists the potential to uncover historic or prehistoric cultural resources.

The project site is currently developed and does not contain or abut any site that has a historical resource as defined by Title 14; Chapter 3; Article 5; Section 15064.5 of the California Environmental Quality Act. There are no known archeological or paleontological resources or unique geological features on site that would be impacted by the proposed project. The extent of soil disturbance will involve minor excavations for the concrete slabs and ground cables during construction. As a result of the proposed project activities, the project will have no impact on cultural resources.

In order to ensure the project continues to have a less than significant cultural impact, the following mitigation measures are required as a condition of project approval.

CULTURAL RESOURCE MITIGATION MEASURES:

V-1) Should development activities reveal the presence of cultural resources (i.e., artifact concentrations, including arrowheads and other stone tools or chipping debris, cans, glass, etc.; structural remains; human skeletal remains), work within 50 feet of the find shall cease immediately until a qualified professional archaeologist can be consulted to evaluate the resource and implement appropriate mitigation procedures. Should human skeletal remains be encountered, State law requires immediate notification of the County Coroner. Should the County Coroner determine that such remains are in an archaeological context, 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.

VI. ENERGY. Would the project:

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

DISCUSSION OF IMPACTS

The existing tower uses significant electrical power to connect to phones in the cellular network, and with the new antennas will use more. However, the facility's energy usage is in the service of a necessary public convenience and is additionally equipped with backup power in case of an outage. The project will improve cell coverage without the need for a new tower, and there are consequently no impacts due to wasteful, inefficient or unnecessary energy consumption, nor conflicts with any known renewable energy plans. Therefore, the project will have no impact.

VII. GEOLOGY AND SOILS. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 OF IMPACTS

a-c) No faults have been identified traversing the project area. Although a designated Alquist-Priolo Earthquake Fault Zone is located along the Cleveland Hills Fault southeast of Oroville, the project site is not located within this zone. The proximity of the Cleveland Hills Fault, which is approximately six miles southeast of Oroville and the source of the 1975 Oroville earthquake, makes ground shaking a potential hazard for any structure in the City. Since no faults have been identified on the project site, ground failures such as cracking and lateral spreading are not likely to occur. Landslides are most likely to occur in areas with steep slopes, classified in the City's 2030 General Plan as slopes greater than 30 percent. The project site does not have steep slopes and is not on any hill identified as being prone to landslides.

Liquefaction tends to occur in areas of sandy or silty soils with a high-water table. Per the City's 2030 General Plan, the project site is classified as a location with generally low liquefaction potential. This classification covers a very large portion of developed areas within City limits and outlying regions and does not pose a significant risk. There are no activities as a result of the project that will result in substantial soil erosion or the loss of topsoil. When the development of the site occurred, any issues with earthquakes, ground failures, liquefaction and landslides should have been addressed in the engineering of the project site. Furthermore, the site and its surrounding properties are mostly developed, and an appropriate analysis of the soil should have been conducted to determine its properties at the time the site was developed. It can be concluded that the soil is not unstable and that it would not become unstable as a result of the project.

- d) Per the City's Expansive Soils map (Figure SAF-2) in the Safety Element of the City's 2030 General Plan, the property has a high potential for expansion. The project and its foundation system would be required to comply with applicable portions of the International Building Code as adopted by the City of Oroville, which would offset potential impacts resulting from expansive soils.
- e) The project site is currently served by domestic sewer and water services, and impacts associated with septic tanks are not part of this project. This project will have no impact on the sewer or any additional wastewater disposal system as this project will not create any wastewater as a result of its operations.
- f) No unique paleontological or unique geologic features are near the site, and no significant digging will occur to disturb any that might exist.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

VIII. GREENHOUSE GAS EMISSIONS. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

The CEQA Guidelines sets forth guidance for determining the significance of impacts from Greenhouse Gas Emissions. The guidelines allow impacts from a particular project to be described quantitatively or qualitatively and instructs that impacts should be evaluated in consideration of the existing environmental setting, applicable thresholds of significance, and compliance with regulations and requirements adopted to implement the mitigation of greenhouse gas emissions. Specifically, §Section 15064(b)(3) of the CEQA Guidelines state that a project's contribution to a cumulative effect may be found 'not cumulatively considerable' if the project will comply with the requirements in a previously approved plan or mitigation program, including plans or regulations for the reduction of greenhouse gas emissions. The City of Oroville adopted its Climate Action Plan and mitigation program for the reduction of greenhouse gases in 2015. This discussion evaluates greenhouse gas emissions relative to the existing environmental setting and compliance with air quality regulations relative to automobile emissions, the primary contributor to greenhouse gas emissions from the proposed project.

- a-b) The project would result in short-term emissions of CO₂ (Carbon Dioxide) and N₂O (Nitrous Oxide) greenhouse gases from fuel combustion of equipment and vehicles during construction, and during emergency power generation. In addition, the project could result in indirect greenhouse emissions from electric demand for the project during facility operations. However, the amount of project greenhouse gas generation is negligible when compared to its environmental setting. In addition, the air quality mitigation measures in Section III ensure that there will be no significant impact on the environment from greenhouse gas emissions.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- a) Construction activities associated with the development of the proposed project would involve the use of potentially hazardous materials, 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. Implementation of the proposed project would result in the development of a wireless communications facility. It is not anticipated that large quantities of hazardous materials would be permanently stored or used within the project site. Similarly, the project would not emit hazardous emissions or handle hazardous materials. Small quantities of publicly available hazardous materials (e.g., paint, maintenance supplies) may be routinely used within the project site for maintenance and cleaning. However, these materials would not be used in sufficient strength or quantity to create a substantial risk to human or environmental health. Therefore, implementation of the proposed project would not create a permanent significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials.
- b) The proposed communications facility is proposed to add a new 190-gallon fuel tank to the existing 210-gallon diesel powered generator for emergency backup power. The storage of diesel on the project site requires that the applicant complete a "Hazardous Materials Release Response Plan" pursuant to Chapter 6.95 of the California Health and Safety Code and is regulated by the Butte County Environmental Health Division. With the submittal and implementation of the Hazardous Materials Release Response Plan" the project is not expected

to create any hazardous conditions or emissions.

The proposed communications facility will also have large batteries within the equipment cabinets. Such batteries are typically classified as non-hazardous material for transportation. The use of these batteries on the project site is not expected to create any hazardous materials or emissions. The Butte County Environmental Health Division requires that the applicant complete a "Hazardous Materials Release Response Plan" pursuant to Chapter 6.95 of the California Health and Safety Code.

- c) People living near the proposed communications facility have the potential to be exposed to radio-frequency (RF) emissions from the antennas mounted on the monopole. The nearest residential dwelling to the proposed communication monopole is approximately 105 feet from the proposed monopole. Wireless communication systems emit non-ionizing, electromagnetic energy, with the project emitting in the ultra-high frequency (UHF) portion of the radio spectrum. The perceived health risk of this emission has been identified as a potential public health and safety issue.

The RF emissions from cellular antennas are generally directed toward the horizon in a relatively narrow pattern in the vertical plane. As with all forms of electromagnetic energy, the power density from the antenna decreases rapidly as one moves away from the antenna. Consequently, ground-level exposures are much less than exposures if one were at the same height and directly in front of the antenna. Measurements made near typical cellular installations, especially those with tower-mounted antennas, have shown that ground-level power densities are thousands of times less than the FCC's limits for safe exposure. This makes it extremely unlikely that a member of the general public could be exposed to RF levels in excess of FCC guidelines due solely to cellular antennas located on towers or monopoles. These safety limits were adopted by the FCC based on the recommendations of expert organizations and endorsed by agencies of the Federal Government responsible for health and safety. Therefore, there is no reason to believe that such towers could constitute a potential health hazard to nearby residents, hospital patrons or students in the vicinity.

The RF-EME Compliance Report submitted with the project application and a subsequent clarification letter confirm that "there are no modeled exposures on any accessible rooftop or ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site."

- d) The Cortese list is prepared in accordance with California Government Code Section 65962.5. A review of the most recent list, as found at <https://calepa.ca.gov/sitecleanup/corteselist/> accessed on May 11, 2020, indicates that the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5.
- e) The closest public use airport is the Oroville Municipal Airport (OMA), which is located approximately four miles west of the project site. The project area is outside the Airport Influence Area, does not lie within any Airport Safety Zone, and is not located within the OMA Airport Land Use Commission airport planning area.
- f) There are no private airstrips within the vicinity of the project site, other than the medical heliport discussed in Section XVIII Transportation.
- g) The project site is not adjacent to any designated evacuation route and would not block or restrict the route or access to an emergency facility. The project would not impair the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan:
- h) The project site is located in the Oroville urbanized area. As a result, the site will have no potential for wildland fire. Furthermore, the proposed use will be unoccupied and will not subject additional people to risk of fire. This proposed project will not increase exposure of

people or structures onsite or in the surrounding area to fire hazards as a result of change to the physical built environment or proximity to wildlands.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

X. HYDROLOGY AND WATER QUALITY. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
i) result in a substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<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 type="checkbox"/>	<input checked="" 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 OF IMPACTS

- a) The project site does not propose to use groundwater, and the drilling of wells is not a component of the project.
- b) The project will not require the use of water and will therefore not create any discharges.
- c) i-iii) The proposed project will encompass a total of 300 new square feet of new impervious surface on a 60,112 square foot site. The small area (0.5% of the total site) that will be covered with an impermeable surface as a result of this project is minor. As this site is in an urbanized area and has been previously developed, the minor work associated with this project site will not impact groundwater supply and recharge or substantially alter the existing drainage pattern of the site or area. Additionally, no stream or river will be affected as a result of this proposed project. The project will have no impact on the drainage pattern of the site, will contribute a less than significant amount of runoff water, and will not substantially degrade water quality.

- iv) According to the Federal Flood Insurance Rate map and City of Oroville 2030 General Plan, the south-eastern portion of the property, approximately one quarter of the entire site and encompassing most of the project area, lies within a 100-year flood hazard area. However, the proposed use will be unoccupied, does not involve the construction of any housing and will not subject additional people to the risk of floods. Because the new area to be occupied by the site is only 300 square feet on a 60,112 square foot developed site, the project would not impede or redirect flood flows.
- d) The project site is located within the Oroville Dam inundation area. In the event that the Oroville dam failed, the subject property is anticipated to experience inundation. After the 1975 earthquake, the Department of Water Resources did extensive engineering studies to determine the potential for failure of Oroville Dam. A major seismic event would be the most likely cause of dam failure. A number of geologic faults have been mapped in the Oroville area which could cause a seismic event. However, based on studies of the Oroville Dam completed by the Department of Water Resources following the 1975 Oroville earthquake, the dam could withstand a 6.5 magnitude earthquake, which is considered to be the largest credible event projected for the region. In addition, the California Office of Emergency Services has developed and approved a dam failure inundation map for the area below the Oroville Dam. Based on the approved inundation map, the City of Oroville has adopted emergency procedures for the evacuation and control of populated areas below the dam, and in fact implemented an evacuation in 2017. Also, as mentioned above, the proposed use will be unoccupied. Thus, the project will not put anyone at risk of levee or dam inundation. Impacts related to the failure of the Oroville Dam are therefore considered less than significant.
- e) The project is not located close enough to any large bodies of water to be subject to any seismic or tsunami hazards. In addition, the project site is not located on or near any steep slopes or volcanoes that would create a risk of being susceptible to mudflows.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

XI. LAND USE AND PLANNING. Would the project:				
Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 OF IMPACTS

- a) No new parcels or substantial development would result from this project. The project would not divide any established community.
- b) The project site has a zoning designation of Corridor Mixed Use (MXC) and a General Plan land use designation of Mixed Use. Virtually all properties on all sides of the subject property are zoned Corridor Mixed Use (MXC), including those with single-family and multi-family residences, all with a General Plan land use designation of Mixed Use. The South Feather River Water and Power properties to the east have a zoning designation of Public / Quasi Public (PQ) with a General Plan land use designation of Mixed Use and Public.

The City of Oroville Zoning Code §17.16.170 was adopted for the purpose of setting standards to regulate the placement and design of wireless communication facilities. These standards are intended to protect and promote public health, safety, community welfare and the unique visual character of the City of Oroville by encouraging the orderly development of wireless communication infrastructure. The project requires a Use Permit, has been reviewed for consistency with the Zoning Code, and will be required to comply with all local, state and federal laws that may apply. Where needed, mitigation elements are outlined in this document to reduce the impact of the telecommunication tower on surrounding properties.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required

XII. MINERAL RESOURCES. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be a 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 OF IMPACTS

a-b) There are no known significant mineral resources in the vicinity of the project site. The City's 2030 General Plan does not identify any locally important mineral resource recovery sites in the immediate vicinity of the project site and no mining activities occur in the area.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

XIII. NOISE. Would the project result in:

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 OF IMPACTS

- a) Uses associated with this project would not create a significant increase in ambient noise levels within or in proximity to the project site during use. One onsite emergency back-up diesel generator would provide power until normal power is restored. The use of the generator will be short term in duration and will not create significant impacts. However, potentially significant short-term noise impacts are anticipated as a result of the project during the construction of the communication facility. Noise during the construction phase of this project can be reduced to a less than significant level to neighboring residences with the mitigation elements below.
- b) During construction activities ground borne vibration or shaking may be generated. Operation of the telecommunication facility use would not result in ground borne vibration or shaking. The mitigation measures below should limit the ground shaking effects in the project area to a less than significant level.
- c) The project is not located within two miles of a public airport or an airport land use plan area or a public-use airport.

The project could generate a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project because of the construction process. Mitigation measures will be incorporated into the conditions of approval to ensure this impact is less than significant.

NOISE MITIGATION MEASURES:

- XIII-1) All construction equipment shall be muffled in accordance with manufacturer's specifications.
- XIII-2) Construction equipment shall be staged away from any surrounding residences.
- XIII-3) Construction activity shall be limited to the hours between 7 AM and 7 PM, each day.

XIV. POPULATION AND HOUSING. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned 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 people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- a-b) The project would not affect population growth in the area as the project does not involve the construction of new parcels and no new dwelling units or businesses would be created. In addition, the project does not require the extension of any infrastructure, such as roads, water, or sewer systems. Nor would the project displace any individuals or housing units.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

XV. PUBLIC SERVICES. Would the project:

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

The project falls within the jurisdiction of the Oroville Fire and Police Department. The project would not impact the level of fire and police protection services needed as wireless communication facilities do not normally require such services. Therefore, there were no concerns from the Fire Marshal, Fire Chief or Police Chief regarding project Impacts related to new facilities, response time, or staffing.

The project would not have any adverse physical impact on the school districts or the City's parks and recreational facilities and would not cause a need for a new school or park facility because the wireless communication facility will be unoccupied.

Impacts to police, fire, emergency and aeronautical radio communication as a result of the project are not anticipated. The FCC is the federal agency that allocates radio frequencies for public, commercial or government use, pursuant to Code of Federal Regulations, 47 CFR 2.106. The FCC's cellular and Personal Communication Service communication allocated frequencies are distinct from those frequencies allocated to police, fire and aeronautics. Therefore, no impacts are expected. Although not anticipated, should interference from cellular telephone transmission occur to police, fire, aeronautic, emergency response service communications, or the general public, the FCC's Compliance and Information Bureau handles all complaint and enforcement functions.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

XVI. RECREATION.

Issues	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 OF IMPACTS

a-b) No recreational facilities are proposed under this project proposal and none are located on or near the project site. Furthermore, the project involves an unoccupied use. There would be no demand for recreational facilities and no impact on existing or future recreational facilities.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

XVII. TRANSPORTATION.

Would the project:

Issues	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

a-b) The project involves the proposed extension and use of an unoccupied communication tower facility. Level of service (LOS) for Oro Dam Boulevard, the primary access to the site, is LOS C, defined as stable operating conditions, but the operation of individual users is substantially affected by the Interaction with others in the traffic stream. The unoccupied facility would not impact Oro Dam Boulevard LOS. There will be no conflict with the vehicle, pedestrian, or bicyclist's circulation on Oro Dam Boulevard. Facility improvements meet all C-1 zone setback development standards and Zoning Code parking and access standards.

The project is located approximately four miles away from the closest airport (Oroville Municipal Airport to the west) and lies more than 1.5 miles away from the nearest airport influence area overlay.

c) Helicopter flight path discussion

The FAA does not restrict the structure from being placed or expanded at the proposed location since it is outside of all approach and departure paths and would thus still lie below the Oroville Hospital helicopter flight path. A check on the FAA's Notice Criteria Tool confirms that the tower does not trigger an FAA Part 77 obstruction Notice requirement.

As additional discussion, this document assumes a required conical obstruction-free area of 1 foot of height for every 2 feet of distance from the landing pad, or a maximum height of 125 feet at 250 feet from the edge of the helipad. The base of the cell tower (239' AMSL) is 16 feet below the helipad (255' AMSL) and is 382 feet way to the northwest, which means the top of the 115-foot tall extended tower would be 99 feet above the helipad's elevation, taller than any other structure in that direction, but still well under the obstruction-free zone. We also note that this tower is not the only potential helicopter hazard in the vicinity:

- Several trees are in close proximity to the tower at elevations of 70-80 feet above the helipad, also outside the approach and departure paths;
- High tension power lines at least 80 feet high running north-south are 377 feet to the West and above the helipad's elevation, also outside the approach and departure paths;
- The new 5-story Oroville Hospital building is 525' south of the helipad at an elevation of above the helipad's elevation, also outside the approach and departure paths.

The following statement appears in the MND for the original tower project in 2013:

"...responses from an Aviation Safety Officer for the California Department of Transportation, Division of Aeronautics, confirming that the monopole would be outside both the approach and transitional surfaces of the heliport, which means that it would not require any operational change related to approach and departure paths. But he noted the fact that it is relatively close to the heliport, and that most of the operations are in that general direction, presents some obvious safety concerns to the helicopters. These concerns would be elevated for operations during times of reduced visibility at sunrise, sunset, nighttime, and when the weather is marginal. The Aviation Safety Office stated that he would strongly prefer the monopole be located in a different location for safety and operational purposes, and suggested that if it is erected, the Hospital may want to eliminate the northerly approach/departure path if it appears to create a hazard. Hospital staff estimated in 2013 that the heliport is used approximately once per day. Staff had concerns regarding monopole during inclement weather, times of low visibility, and the overall close proximity of the monopole to the flight path".

Two mitigation measures to keep impacts from the project less than significant are incorporated into the project, as noted below.

- d) Emergency access to the site is via Oro Dam Boulevard. As this project design does not involve any modifications to Oro Dam Boulevard or the egress/ingress points to the project site, there will be no impact on emergency access. The project involves the proposed construction and use of an unoccupied communication tower facility. The facility will require trips by a tech to the site location approximately once per month or in the event of needed maintenance and repair. Therefore, the impact the project will have on on-site parking is minimal and considered less than significant.

Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant.

TRANSPORTATION MITIGATION MEASURES:

XVII-1) Obstruction marking and lighting, consistent with the requirements of the FCC and U.S. Department of Transportation Federal Aviation Administration 47 CFR §§ 17.21-17.58 is required. The top of the tower shall have a flashing or steady burning light that is shielded from the ground to prevent visual impacts.²

XVII-2) Notify the Hospital helicopter operators of the potential hazard so that the obstruction may be included in AIRNAV and other listings for pilots as appropriate, and/or to consider modifying the approach path.

XVIII. TRIBAL CULTURAL RESOURCES.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

The very small additional impact to an existing facility located within an urbanized environment on flat land already disturbed and graded indicates a very low likelihood of any impact to a tribal cultural site, resource, sacred place, or object with cultural value to a California Native American Tribe.

Nevertheless, consultation was initiated with seven local tribes. If any concerns are raised, the City will immediately initiate discussions.

Similarly, no known historical resources are in the area, so the likelihood of an impact to any historical resource is also very low.

² <https://www.fcc.gov/media/policy/antenna-tower-lighting-and-marking-requirements>

XIX. UTILITIES AND SERVICE SYSTEMS.

Would the project:

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 wastewater 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 OF IMPACTS

a-g) The project involves the proposed extension and use of an unoccupied communication tower facility. As a result of the unoccupied use, implementation of the project would not require domestic water or wastewater treatment/connection or use of solid waste facilities.

Project construction is estimated to last two months. Temporary toilet facilities will be set on site for the duration of construction. Domestic wastewater generated during construction will be removed as needed during construction. Wastewater treatment requirements from the Central Valley Regional Water Quality Control Board would not be exceeded.

The total project area comprises 300 square feet on a 60,112 square foot site that has been previously graded, paved and designed to properly direct/retain the storm water run-off generated on-site. Significant environmental effects from this construction will not require or result in the construction of new storm water drainage facilities or the expansion of existing facilities.

Circulation and utility connections will be achieved by a 15-foot access and utility easement down the middle of the site, one 6 foot utility easement down the south-eastern portion of the site facing Gilmore Avenue, and another 6 foot utility easement along the northwestern portion of the site facing Oro Dam Boulevard. This project would not be in non-compliance with any statutes or regulations relating to solid waste, nor would it employ equipment that would introduce interference into any system. Thus, the project would have no impact on any utilities or service systems.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

XX. WILDFIRE.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

This site is in the midst of the urbanized area of Oroville, not in any designated wildfire hazard area. No roads or other activities that would expose people or structures to any wildfire risks.

Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.

Issues	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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 OF IMPACTS

a-b) As discussed in other places throughout this document, this project is an expansion of a previous project on an already-developed site. The project is located in an urbanized area in Oroville and will not infringe on any lands that may have plant or animal wildlife that would be impacted as a result of this project. Any environmental damage that will result from this project will occur as a result of construction activities. The project is expected to have no impact on:

- Agricultural Resources
- Biological Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Population & Housing
- Public Services
- Recreation
- Tribal Cultural Resources
- Utilities & Service Systems
- Wildfire

The project is expected to have a less than significant impact on the following items with the following mitigation incorporated:

- Aesthetics
- Air quality during construction
- Cultural Resources
- Noise
- Transportation

MITIGATION MEASURES

I. Aesthetic measures

I-1) The City will continue require the applicant to incorporate the proposed stealth elements into the design of the monopole so as to conceal / camouflage the monopole.

III. Air Quality Measures:

111-1) Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site.

The applicant's construction contractor shall follow the dust control measures listed below:

- a. Water shall be applied by means of truck(s), hoses, and/or sprinklers as needed prior to any land clearing or earth movement to minimize dust emissions.
- b. Haul vehicles transporting soil into or out of the property shall be covered.
- c. Water shall be applied to disturbed areas a minimum of two (2) times per day or more as necessary.
- d. On-site construction vehicles shall be limited to a speed of 10 mph.
- e. Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 24 hours. The telephone number of the Butte County Air Quality Management District shall be visible to ensure compliance with BCAQMD Rule 200 & 205 (Nuisance and Fugitive Dust Emissions).

- f. All visibly dry disturbed soil surface areas of operation shall be watered to minimize dust emissions.
- g. Existing roads and street adjacent to the project shall be cleaned at least once per day if dirt or mud from the project site has been tracked onto these roadways, unless conditions warrant a greater frequency.
- h. All requirements of this mitigation measure shall be adhered to throughout all grading and construction periods.

V. Cultural Resources (Mitigation Measures):

- V-1) Should development activities reveal the presence of cultural resources (Le., artifact concentrations, including arrowheads and other stone tools or chipping debris, cans, glass, etc.; structural remains; human skeletal remains), work within 50 feet of the find shall cease immediately until a qualified professional archaeologist can be consulted to evaluate the resource and implement appropriate mitigation procedures. Should human skeletal remains be encountered, State law requires immediate notification of the County Coroner. Should the County Coroner determine that such remains are in an archaeological context, 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.

XII. Noise Measures:

- XII-1) All construction equipment shall be muffled in accordance with manufacturer's specifications.
- XII-2) Construction equipment shall be staged away from any surrounding residences.
- XII-3) Construction activity shall be limited to the hours between 7 AM and 7 PM, each day.

XVI. Transportation Measures:

- XVI-1) Obstruction marking and lighting, consistent with the requirements of U.S. Department of Transportation Federal Aviation Administration Advisory Circular AC70/7460-1K, is required. The top of the tower shall have a flashing or steady burning light that is shielded from the ground to prevent visual impacts.
- XVI-2) Notify the Hospital helicopter operators of the potential hazard so that the obstruction may be included in Airmen and other listings for pilots as appropriate, or the approach path may be modified.