Department of Development Services

Paula Daneluk, AICP, Director
Curtis Johnson, Assistant Director

7 County Center Drive
Oroville, California 95965

T: 530.552.3700
F: 530.538.7785

buttecounty.net/dds

BUTTE COUNTY
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION
SAC WIRELESS CONDITIONAL USE PERMIT (UP23-0006)

NOTICE IS HEREBY GIVEN that Butte County has prepared an Initial Study in accordance with the California Environmental Quality Act (CEQA) and is considering the adoption of a Negative Declaration for the project described below. The County has prepared this Notice of Intent to Adopt a Negative Declaration to provide an opportunity for input from public agencies, organizations, and interested parties on the environmental analysis addressing the potential effects of the proposed project. The IS/ND is available for review on the County's website at https://www.buttecounty.net/363/California-Environmental-Quality-Act-CEQ.

Project Information

Project: SACWiress Conditional Use Permit (UP23-0006)

Location: The project site is at 6029 State Hwy 99 E, at the Nelson Avenue intersection, 2 miles north of State Highway 162, 3 miles northeast of Richvale; Assessor Parcel Number: 029-070-060

Project Description: Proposal to construct a new wireless communications monopole, 90' in height, with twelve (12) wireless antennas and a microwave antenna. The project includes (3) ground-mounted cabinets and a 30 KW backup generator with a 134-gallon diesel fuel tank within a 30' x 22' (660 sq. ft.) lease area contained by an 8-foot tall chain link fence and screening slats. Two additional carriers could co-locate on the monopole under separate permitting actions.

The Initial Study/Negative Declaration (IS/ND) is on file for public review and comment starting **October 26, 2023,** to **November 24, 2023**. All comments for the IS/ND must be submitted in writing and received by **5:00 pm Friday, November 24, 2023**. Written comments may be submitted to the project planner, Rowland Hickel, Senior Planner, Butte County Development Services Department, Planning Division, 7 County Center Drive, Oroville, CA 95965. Phone: (530) 552-3684 Email: rhickel@buttecounty.net. The Butte County Planning Commission will consider the proposed project at a public hearing on a future date to be determined.

PAULA DANELUK, DIRECTOR OF DEVELOPMENT SERVICES

INITIAL STUDY AND ENVIRONMENTAL REVIEW CHECKLIST

California Environmental Quality Act (CEQA)

PROJECT INFORMATION

1.	Project Title:	SACWireless Telecommunication Facility Conditional Use Permit (UP23-0006)
2.	Lead Agency Name and Address:	Butte County – Department of Development Services Planning Division 7 County Center Drive Oroville, CA 95965
3.	Contact Person and Phone Number:	Rowland Hickel, AICP, Senior Planner 530.552.3684 rhickel@buttecounty.net
4.	Project Location:	The project site is a 660 square foot area proposed for lease at 6029 Highway 99, Oroville, California, 95965. APN 029-070-060.
5.	Project Sponsor's Name and Address:	SAC Wireless 333 University Avenue, Suite 200 Sacramento, CA 95825
6.	General Plan Designation:	Agricultural
7.	Zoning:	Agricultural - 80

8. 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.)

   SACWireless (Applicant), on behalf of Verizon Wireless, is requesting a conditional use permit to construct a new unmanned wireless communications monopole, 90' in height, with twelve (12) wireless antennas and a microwave antenna attached. The project includes (3) ground-mounted cabinets, one housing a battery, on a 12'x9' concrete pad; a 30 KW backup generator with a 134-gallon diesel fuel tank, a fiber vault, and a multimeter utility intersect cabinet within a 30x22' lease area contained within an 8-foot tall chain link fence with barbed wire and screening slats. All pervious areas would be covered with gravel over a weed barrier. The site is located adjacent to and south of an existing outbuilding and would be accessed via a non-exclusive access easement via an existing unpaved driveway connecting to the west side of Highway 99. A 12-foot wide chain link access gate would be installed on the south side of the lease area as part of the project. The facility will be unstaffed, and once in operation, will generate approximately one vehicle trip per month for routine maintenance and inspections. The project is proposed for construction in late 2023 or early 2024. This will be part of the national telecommunication wireless network, but no other incremental activity is associated with this application. Up to two additional carriers could co-located on the monopole. Any future co-locations would be authorized per separate permitting actions.

9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings)

The project parcel supports a single-family residence outbuildings and agricultural land surrounded by vacant agricultural land. The nearest residence is located approximately 0.4 miles to the northeast of the proposed monopole location on the west side of Highway 99 and north of Nelson Avenue.

Direction	General Plan Designation	Zoning	Existing Land Use(s)
North	Agricultural	AG-80	Rice Cultivation
South	Agricultural	AG-80	Rice Cultivation
East	Agricultural	AG-80	Hwy 99 / Rice Cultivation
West	Agricultural	AG-80	Rice Cultivation

The project would not require municipal services. The site would be accessed via Highway 99 from an existing private driveway access road. Highway 99 is a two-lane road approximately 24' wide, paved with gravel shoulders. As stated, the lease area would be accessed via a non-exclusive access easement.

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

- Federal Communication Commission operating license.
- California Department of Transportation Encroachment Permit.

11. 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.?

    See Discussion 1.18

HWY 99 AND NELSON

PROJECT ID 617358397
MDG L ID # 5000918268

6029 HWY 99
OROVILLE, CA 95965

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (NORTH & CENTRAL) , CALL USA NORTH 811
TOLL FREE: 1-800-227-2600 OR
www.usanorth811.org

Know what's below. Call before you dig.

CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

PROJECT TEAM

SITE ACQUISITION
SAC WIRELESS, LLC.
333 UNIVERSITY AVE
SUITE 200
SACRAMENTO, CA 95825
CONTACT: JULIE WARDEN
TELEPHONE: (541) 510-7178
JULIE.WARDEN@SACW.COM

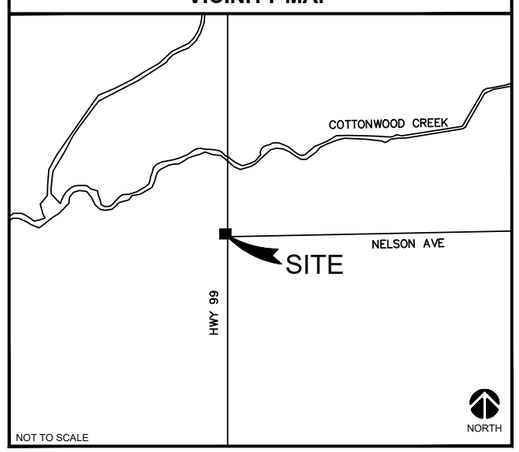
PLANNING
SAC WIRELESS, LLC.
333 UNIVERSITY AVE
SUITE 200
SACRAMENTO, CA 95825
CONTACT: JULIE WARDEN
TELEPHONE: (541) 510-7178
JULIE.WARDEN@SACW.COM

ARCHITECT:
SAC AE DESIGN GROUP, INC
NESTOR POPOWYCH, AIA
9020 ACTIVITY RD.
SAN DIEGO, CA 92126
CONTACT: FARAH ALI
TELEPHONE: (858) 205-9629
FARAH.ALI@SACW.COM

SURVEYOR:
SMITHCO SURVEYING ENGINEERING
P.O. BOX 81626
BAKERSFIELD, CA 93380
CONTACT: GREG SMITH, PLS
TELEPHONE: (661) 393-1217
GSMITH@SMITHCO.NET

UTILITY COORDINATOR:
SAC WIRELESS, LLC.
333 UNIVERSITY AVE
SUITE 200
SACRAMENTO, CA 95825
CONTACT: MIKE DICKSON
TELEPHONE: (707) 592-6476
MIKE.DICKSON@SACW.COM

VICINITY MAP



PROJECT SUMMARY

APPLICANT/LESSEE
verizon
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598
OFFICE: (925) 279-6000

APPLICANT'S REPRESENTATIVE
SAC WIRELESS, LLC.
333 UNIVERSITY AVE
SUITE 200
SACRAMENTO, CA 95825
CONTACT: JULIE WARDEN
TELEPHONE: (541) 510-7178
JULIE.WARDEN@SACW.COM

PROPERTY OWNER:
OWNER: CHASE CHINCHEN AND CHRISTINE CHINCHEN HUSBAND AND WIFE AS JOINT TENANTS
ADDRESS: 6029 HWY 99 OROVILLE, CA 95965
PHONE: (530) 518-9100
EMAIL: CHASECHINCHEN@GMAIL.COM
CONTACT: CHRISTINE CHINCHEN

PROPERTY INFORMATION:
SITE NAME: HWY 99 AND NELSON
SITE NUMBER: 5000918268
SITE ADDRESS: 6029 HWY 99 OROVILLE, CA 95965
JURISDICTION: BUTTE COUNTY

ASSESSOR'S PARCEL NUMBER
029-070-060-000

COORDINATES
LATITUDE: 39° 31' 23.85" N. NAD 83
LONGITUDE: 121° 41' 20.84" W. NAD 83

CONSTRUCTION INFORMATION
AREA OF CONSTRUCTION: 654 SQ FT
OCCUPANCY: U
TYPE OF CONSTRUCTION: V-B
CURRENT ZONING: AG-80
ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED.

SHEET DESCRIPTION

SHEET	DESCRIPTION
T-1	TITLE SHEET
C-1	SITE SURVEY
C-2	SITE SURVEY
C-3	SITE SURVEY
A-1	SITE PLAN
A-1.1	ENLARGED SITE PLAN
A-2	EQUIPMENT & ANTENNAS LAYOUTS
A-3	NORTH & EAST ELEVATIONS
A-4	SOUTH & WEST ELEVATIONS
A-5	EQUIPMENT ELEVATIONS
E-1	UTILITY DESIGN SITE PLAN & ENLARGED PLAN
E-2	1-LINE DIAGRAM, PANEL SCHEDULE & UTILITY NOTES

ZONING DRAWINGS

PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- NEW VERIZON WIRELESS 22'-0" x 30'-0" LEASE AREA
- NEW VERIZON WIRELESS 8'-0" HIGH CHAIN-LINK FENCE W/BARBED WIRE & SLATS
- NEW VERIZON WIRELESS OUTDOOR EQUIPMENT ON NEW 12'-0" X 9'-0" CONCRETE PAD
- (1) NEW VERIZON WIRELESS 30KW GENERAC STANDBY GENERATOR W/134 GALLON DIESEL TANK (UL142) ON NEW RAISED 5'-0" X 10'-0" CONCRETE PAD
- (1) NEW VERIZON WIRELESS GPS ANTENNA
- NEW VERIZON WIRELESS INTERSECT CABINET & TELCO BOX ON NEW H-FRAME
- (1) NEW VERIZON WIRELESS 90'-0" HIGH MONOPOLE
- (12) NEW VERIZON WIRELESS 6' TALL PANEL ANTENNAS
- (1) NEW VERIZON WIRELESS 2'Ø MICROWAVE ANTENNAS
- (1) NEW VERIZON WIRELESS 6'Ø MICROWAVE ANTENNA
- (12) NEW VERIZON WIRELESS RADIOS
- (4) NEW VERIZON WIRELESS RAYCAPS 6627
- (2) NEW VERIZON WIRELESS HYBRID CABLES
- (4) NEW VERIZON WIRELESS SERVICE LIGHTS W/6-HOUR TIMER SWITCH
- (1) NEW VERIZON WIRELESS KNOX BOX & (1) SES LOCKBOX
- (1) NEW VERIZON WIRELESS ICE-BRIDGE
- NEW VERIZON WIRELESS ELECTRICAL METERS BANK, (3) TOTAL
- NEW PG&E TRANSFORMER ON NEW 4'-2" X 4'-4" TRANS. PAD W/ BOLLARDS, (7) TOTAL, (5) FIXED AND (2) REMOVABLE PER PG&E GREENBOOK MANUAL

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. ALL WORK SHALL CONFORM TO 2022 EDITION TITLE 24, CALIFORNIA CODE OF REGULATIONS. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2022 CALIFORNIA ADMINISTRATIVE CODE
- 2022 CALIFORNIA BUILDING CODES
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA PLUMBING CODE
- CITY & COUNTY ORDINANCES

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS IF NOT FULL SIZE (24 X 36)

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	03/21/2023	90% ZONING	MA
1	04/24/2023	100% ZONING	FA
2	06/30/2023	100% ZONING	FA
3	09/05/2023	CITY COMMENTS	LD

SAC A Nokia company
9020 ACTIVITY RD.
SAN DIEGO, CA 92126
www.sacw.com
619.736.3766

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

HWY 99 AND NELSON
PID 617358397
MDG L ID# 5000918268
6029 HWY 99
OROVILLE, CA 95965

SHEET TITLE:
TITLE SHEET

T-1

NOTES:

APN: 029-070-060-000
OWNER: CHASE CHINCHEN AND CHRISTINE CHINCHEN, HUSBAND AND WIFE AS JOINT TENANTS

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY: FIRST AMERICAN TITLE, FILE NO. 6958407, DATED MARCH 06, 2023 WITHIN SAID TITLE REPORT THERE ARE SEVENTEEN (17) EXCEPTIONS LISTED, THIRTEEN (13) OF WHICH ARE EASEMENTS AND SEVEN (7) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED AND MARKED ON THE SURFACE BY AN INDEPENDENT PRIVATE UNDERGROUND LOCATING SERVICE. THESE MARKINGS HAVE BEEN SURVEYED AND SHOWN HEREON.
THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060017, PANEL NO. 0765E, DATED JANUARY 6, 2011, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE 'X', AREAS ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 39° 31' 23.85" N. NAD 83
LONG. 121° 41' 20.84" W. NAD 83
ELEV. 124.5' NAVD 88 (BASIS OF DRAWING)

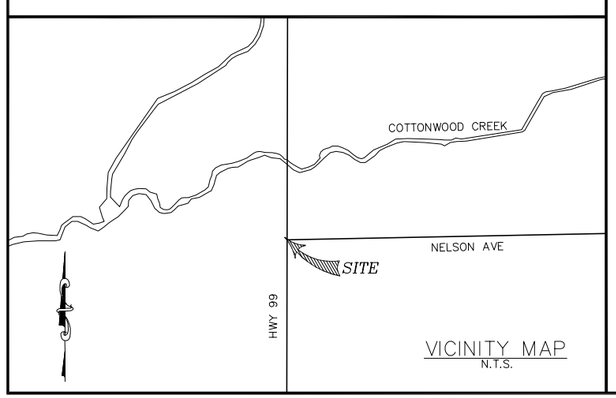
The information shown above meets or exceeds the requirements set forth in FAA order 8260.19d for 1-A accuracy (± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

LESSOR'S PROPERTY LEGAL DESCRIPTION PER TITLE REPORT:

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, DESCRIBED AS
FOLLOWS:

PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP, RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, ON AUGUST 14, 1981, IN BOOK 83 OF MAPS, AT PAGE(S) 78.

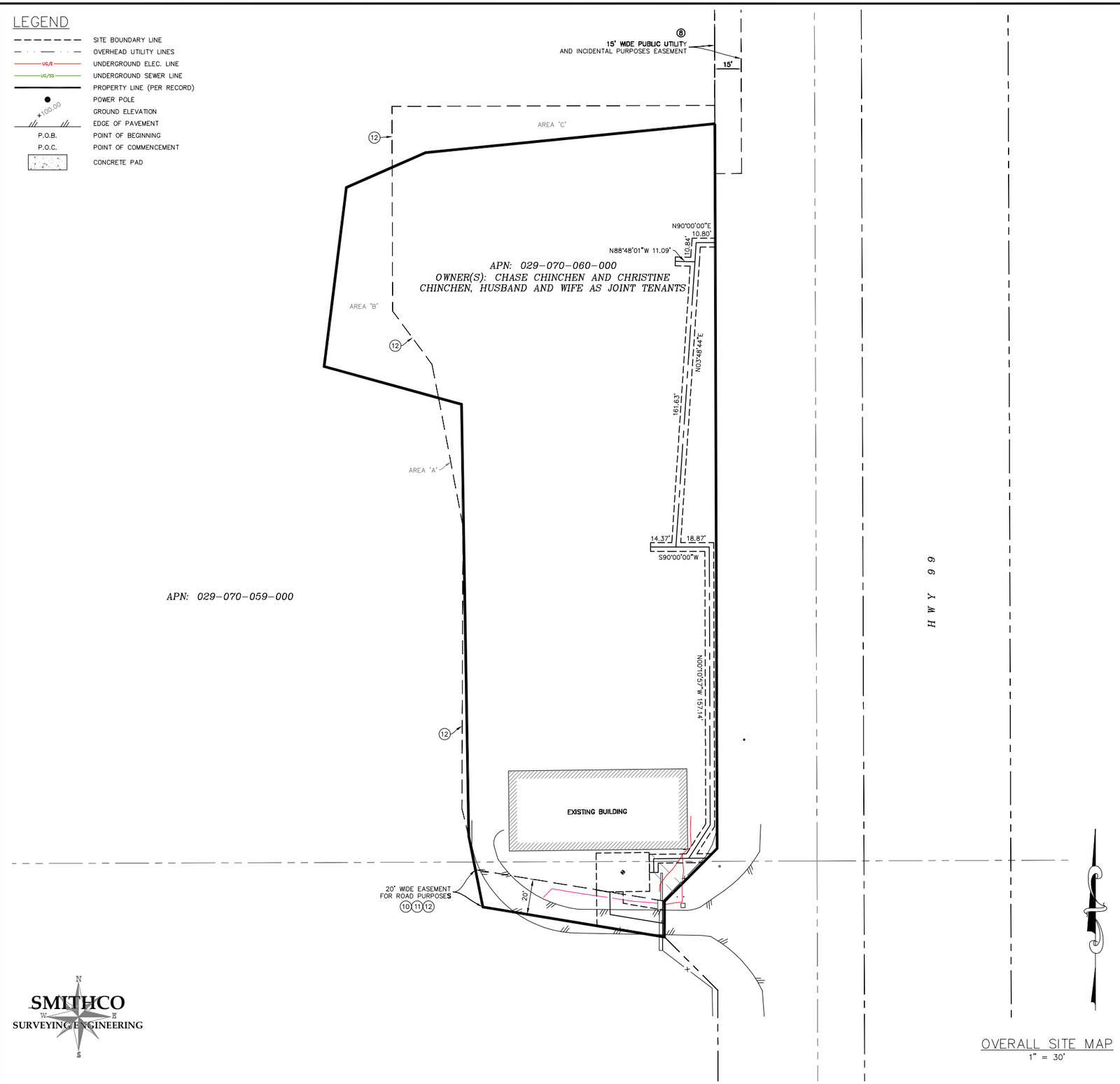
APN: 029-070-060



VICINITY MAP
N.T.S.

LEGEND

- SITE BOUNDARY LINE
- OVERHEAD UTILITY LINES
- UG/E — UNDERGROUND ELEC. LINE
- UG/SS — UNDERGROUND SEWER LINE
- PROPERTY LINE (PER RECORD)
- POWER POLE
- +100.00 — GROUND ELEVATION
- EDGE OF PAVEMENT
- P.O.B. — POINT OF BEGINNING
- P.O.C. — POINT OF COMMENCEMENT
- CONCRETE PAD



SMITHCO
SURVEYING & ENGINEERING

OVERALL SITE MAP
1" = 30'

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	03/14/23	PRELIMINARY	CJ
1	04/25/23	REDLINES	LA

SMITHCO JOB NO.: 82-1529

SAC WIRELESS
A&E DESIGN GROUP, INC.
5015 SHOREHAM PLACE STE. 150
SAN DIEGO, CA 92122
www.sacw.com
619.736.3766

PROPRIETARY INFORMATION

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verizon

2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598

781419
HWY 99 &
NELSON

6029 STATE
HIGHWAY 99
OROVILLE, CA 95965

BUTTE
COUNTY

SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-1

4. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 12, 1911 IN BOOK 118 OF DEEDS, PAGE 462.
>>> NOT PLOTTABLE – DOCUMENT IS ILLEGIBLE <<<

5. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 10, 1921 IN BOOK 188 OF DEEDS, PAGE 263.
>>> PLOTTED – DOES NOT AFFECT PARENT PARCEL <<<

7. AN EASEMENT FOR CONSTRUCT AND MAINTAIN A LEVEE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 2, 1961 AS BOOK 1102, PAGE 228 OF OFFICIAL RECORDS.
>>> PLOTTED – DOES NOT AFFECT PARENT PARCEL <<<

8. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 27, 1968 AS BOOK 1507, PAGE 236 OF OFFICIAL RECORDS.
>>> PLOTTED – DOES NOT AFFECT PARENT PARCEL <<<

9. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED CONVEYANCE OF DEVELOPMENT RIGHTS AND PERPETUAL OPEN AREA EASEMENT RECORDED AUGUST 7, 1981 AS BOOK 2647, PAGE 267 OF OFFICIAL RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JUNE 21, 1982 AS BOOK 2731, PAGE 210 OF OFFICIAL RECORDS.
>>> NOT PLOTTABLE – BLANKET IN NATURE <<<

10. EASEMENTS, SET BACK LINES, AND NOTE(S) IF ANY, AS SHOWN OR DEDICATED BY PARCEL MAP FILED AUGUST 14, 1981, BOOK 83, PAGE 78, OF MAPS.
>>> PLOTTED AS SHOWN HEREON <<<

11. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 17, 1981 AS BOOK 2674, PAGE 499 OF OFFICIAL RECORDS.
>>> PLOTTED AS SHOWN HEREON <<<

12. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF MATTERS, IF ANY, DISCLOSED BY THAT CERTAIN RECORD OF SURVEY FILED JULY 13, 2010 IN BOOK 179, PAGE 81.
>>> PLOTTED AS SHOWN HEREON <<<

13. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF $50,000.00 RECORDED MARCH 20, 2018 AS SERIAL NO. 2018–0009402 OF OFFICIAL RECORDS.
DATED: MARCH 15, 2018
TRUSTOR: CHASE CHINCHEN AND CHRISTINE CHINCHEN, HUSBAND AND WIFE AS JOINT TENANTS
TRUSTEE: FIRST AMERICAN TITLE COMPANY
BENEFICIARY: TRI COUNTIES BANK

THE ABOVE DEED OF TRUST STATES THAT IT SECURES A LINE OF CREDIT. BEFORE THE CLOSE OF ESCROW, WE REQUIRE EVIDENCE SATISFACTORY TO US THAT (A) ALL CHECKS, CREDIT CARDS OR OTHER MEANS OF DRAWING UPON THE LINE OF CREDIT HAVE BEEN SURRENDERED TO ESCROW, (B) THE BORROWER HAS NOT DRAWN UPON THE LINE OF CREDIT SINCE THE LAST TRANSACTION REFLECTED IN THE LENDER'S PAYOFF DEMAND, AND (C) THE BORROWER HAS IN WRITING INSTRUCTED THE BENEFICIARY TO TERMINATE THE LINE OF CREDIT USING SUCH FORMS AND FOLLOWING SUCH PROCEDURES AS MAY BE REQUIRED BY THE BENEFICIARY.

A DOCUMENT RECORDED AUGUST 1, 2018 AS SERIAL NO. 2018–0025893 OF OFFICIAL RECORDS PROVIDES THAT THE DEED OF TRUST OR THE OBLIGATION SECURED THEREBY HAS BEEN MODIFIED.

A DOCUMENT RECORDED FEBRUARY 10, 2020 AS SERIAL NO. 2020–0006119 OF OFFICIAL RECORDS PROVIDES
THAT THE LIEN OR CHARGE OF THE DEED OF TRUST WAS SUBORDINATED TO THE LIEN OR CHARGE OF THE DEED OF
TRUST RECORDED FEBRUARY 10, 2020 AS SERIAL NO. 2020–0006118 OF OFFICIAL RECORDS.
>>> NOT PLOTTABLE – NATURE OF ITEM <<<

14. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF $192,000.00 RECORDED FEBRUARY 10,
2020 AS SERIAL NO. 2020–0006118 OF OFFICIAL RECORDS.
DATED: JANUARY 27, 2020
TRUSTOR: CHASE CHINCHEN AND CHRISTINE CHINCHEN, HUSBAND AND WIFE
TRUSTEE: PLACER TITLE COMPANY
BENEFICIARY: TRI COUNTIES BANK
>>> NOT PLOTTABLE – NATURE OF ITEM <<<

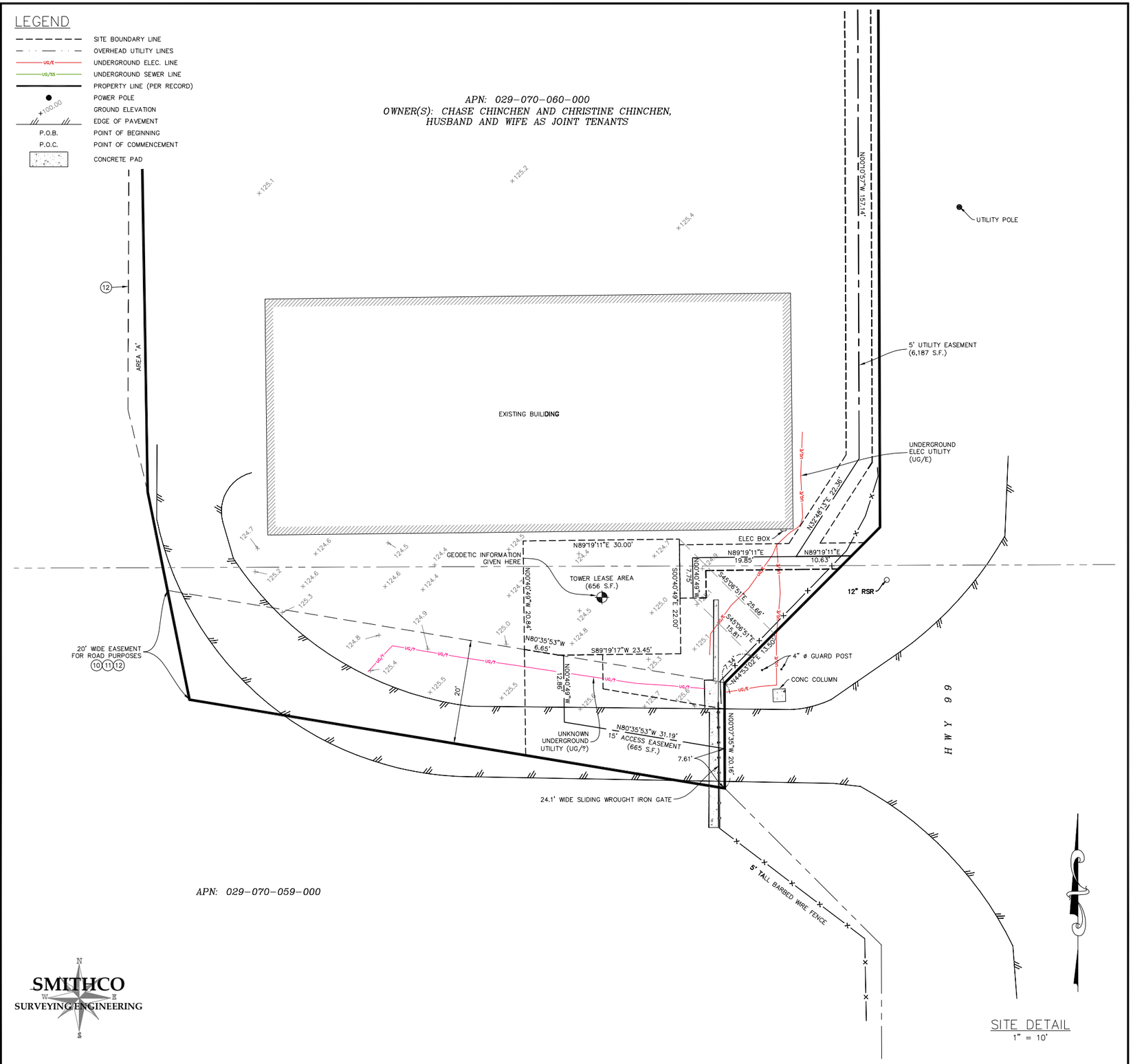
15. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
>>> NOT PLOTTABLE – NATURE OF ITEM <<<

16. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.
>>> NOT PLOTTABLE – NATURE OF ITEM <<<

17. THE VESTEE HEREIN ACQUIRED TITLE BY DOCUMENT(S) RECORDED MARCH 20, 2018, SERIAL NO. 2018–0009401.
>>> NOT PLOTTABLE – NATURE OF ITEM <<<

LEGEND

- SITE BOUNDARY LINE
- OVERHEAD UTILITY LINES
- UG/E — UNDERGROUND ELEC. LINE
- UG/SS — UNDERGROUND SEWER LINE
- PROPERTY LINE (PER RECORD)
- POWER POLE
- ×100.00 — GROUND ELEVATION
- EDGE OF PAVEMENT
- P.O.B. — POINT OF BEGINNING
- P.O.C. — POINT OF COMMENCEMENT
- CONCRETE PAD



SITE DETAIL
1" = 10'

SMITHCO
SURVEYING ENGINEERING

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	03/14/23	PRELIMINARY	CJ
1	04/25/23	REDLINES	LA

SMITHCO JOB NO.: 82–1529

SAC WIRELESS
A&E DESIGN GROUP, INC.
5015 SHOREHAM PLACE STE. 150
SAN DIEGO, CA 92122
www.sacw.com
619.736.3766

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon
2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598

781419
HWY 99 &
NELSON

6029 STATE
HIGHWAY 99
OROVILLE, CA 95965

BUTTE
COUNTY

SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-2

PROPOSED VERIZON WIRELESS DEMISED PREMISES DESCRIPTION:

BEING A PORTION OF PARECEL 1 OF PARCEL MAP SERIAL NO. 81-26763, RECORDED AUGUST 14, 1981, IN BOOK 83 OF MAPS, PAGE 78, BUTTE COUNTY RECORDS, STATE OF CALIFORNIA, MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY MOST CORNER OF SAID PARCEL 1; THENCE ON AND ALONG THE EAST LINE OF SAID PARCEL 1, N 00°07'35" W, A DISTANCE OF 20.16 FEET; THENCE N 44°53'02" E, A DISTANCE OF 13.50 FEET; THENCE LEAVING THE EAST LINE OF SAID PARCEL 1, S 45°06'51" E, A DISTANCE OF 25.66 FEET TO THE POINT OF BEGINNING;

COURSE 1) THENCE S 00°40'49" E, A DISTANCE OF 22.00 FEET;
COURSE 2) THENCE S 89°19'17" W, A DISTANCE OF 23.45 FEET;
COURSE 3) THENCE N 80°35'53" W, A DISTANCE OF 6.65 FEET;
COURSE 4) THENCE N 00°40'49" W, A DISTANCE OF 20.84 FEET;
COURSE 5) THENCE N 89°19'11" E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 656 SQUARE FEET, MORE OR LESS.

LESSEE PROPOSED UTILITY EASEMENT RIGHT-OF-WAY DESCRIPTION:

A 5.00 FOOT WIDE, STRIP OF LAND, BEING A PORTION OF PARECEL 1 OF PARCEL MAP SERIAL NO. 81-26763, RECORDED AUGUST 14, 1981, IN BOOK 83 OF MAPS, PAGE 78, BUTTE COUNTY RECORDS, STATE OF CALIFORNIA, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEASTERLY MOST CORNER OF SAID PARCEL 1; THENCE ON AND ALONG THE EAST LINE OF SAID PARCEL 1, N 00°07'35" W, A DISTANCE OF 20.16 FEET; THENCE N 44°53'02" E, A DISTANCE OF 7.34 FEET; THENCE LEAVING THE EAST LINE OF SAID PARCEL 1, S 45°06'51" E, A DISTANCE OF 15.81 FEET TO THE POINT OF BEGINNING;

COURSE 1) THENCE N 00°40'49" W, A DISTANCE OF 7.75 FEET;
COURSE 2) THENCE N 89°19'11" E, A DISTANCE OF 19.85 FEET TO POINT "A";
COURSE 3) THENCE N 32°48'13" E, A DISTANCE OF 22.36 FEET;
COURSE 4) THENCE N 00°10'57" W, A DISTANCE OF 157.14 FEET;
COURSE 5) THENCE S 90°00'00" W, A DISTANCE OF 18.87 FEET TO POINT "B";
COURSE 6) THENCE N 03°48'44" E, A DISTANCE OF 161.63 FEET TO POINT "C";
COURSE 7) THENCE CONTINUING N 03°48'44" E, A DISTANCE OF 10.84 FEET;
COURSE 8) THENCE N 90°00'00" E, A DISTANCE OF 10.80 FEET TO THE TERMINUES OF THIS DESCRIPTION.

BEGINNING AT THE HEREIN DESCRIBED POINT "A"

COURSE 1) THENCE N 89°19'11" E, A DISTANCE OF 10.63 FEET TO THE TERMINUES OF THIS DESCRIPTION.

BEGINNING AT THE HEREIN DESCRIBED POINT "B"

COURSE 1) THENCE S 90°00'00" W, A DISTANCE OF 14.37 FEET TO THE TERMINUES OF THIS DESCRIPTION.

BEGINNING AT THE HEREIN DESCRIBED POINT "C

COURSE 1) THENCE N 88°48'01" W, A DISTANCE OF 11.09 FEET TO THE TERMINUES OF THIS DESCRIPTION.

CONTAINING 2187 SQUARE FEET, MORE OR LESS.

LESSEE PROPOSED ACCESS EASEMENT RIGHT-OF-WAY DESCRIPTION:

A 15.00 FOOT WIDE, STRIP OF LAND, BEING A PORTION OF PARECEL 1 OF PARCEL MAP SERIAL NO. 81-26763, RECORDED AUGUST 14, 1981, IN BOOK 83 OF MAPS, PAGE 78, BUTTE COUNTY RECORDS, STATE OF CALIFORNIA, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEASTERLY MOST CORNER OF SAID PARCEL 1; THENCE ON AND ALONG THE EAST LINE OF SAID PARCEL 1, N 00°07'35" W, A DISTANCE OF 7.61 FEET TO THE POINT OF BEGINNING;

COURSE 7) THENCE N 80°35'53" W, A DISTANCE OF 31.19 FEET;
COURSE 8) THENCE N 00°40'49" W, A DISTANCE OF 12.86 FEET TO THE TERMINUES OF THIS DESCRIPTION.

CONTAINING 665 SQUARE FEET, MORE OR LESS.

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	03/14/23	PRELIMINARY	CJ
1	04/25/23	REDLINES	LA

SMITHCO JOB NO.: 82-1529

SAC WIRELESS
A&E DESIGN GROUP, INC.
5015 SHOREHAM PLACE STE. 150
SAN DIEGO, CA 92122
www.sacw.com
619.736.3766

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon

2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598

781419
HWY 99 &
NELSON

6029 STATE
HIGHWAY 99
OROVILLE, CA 95965

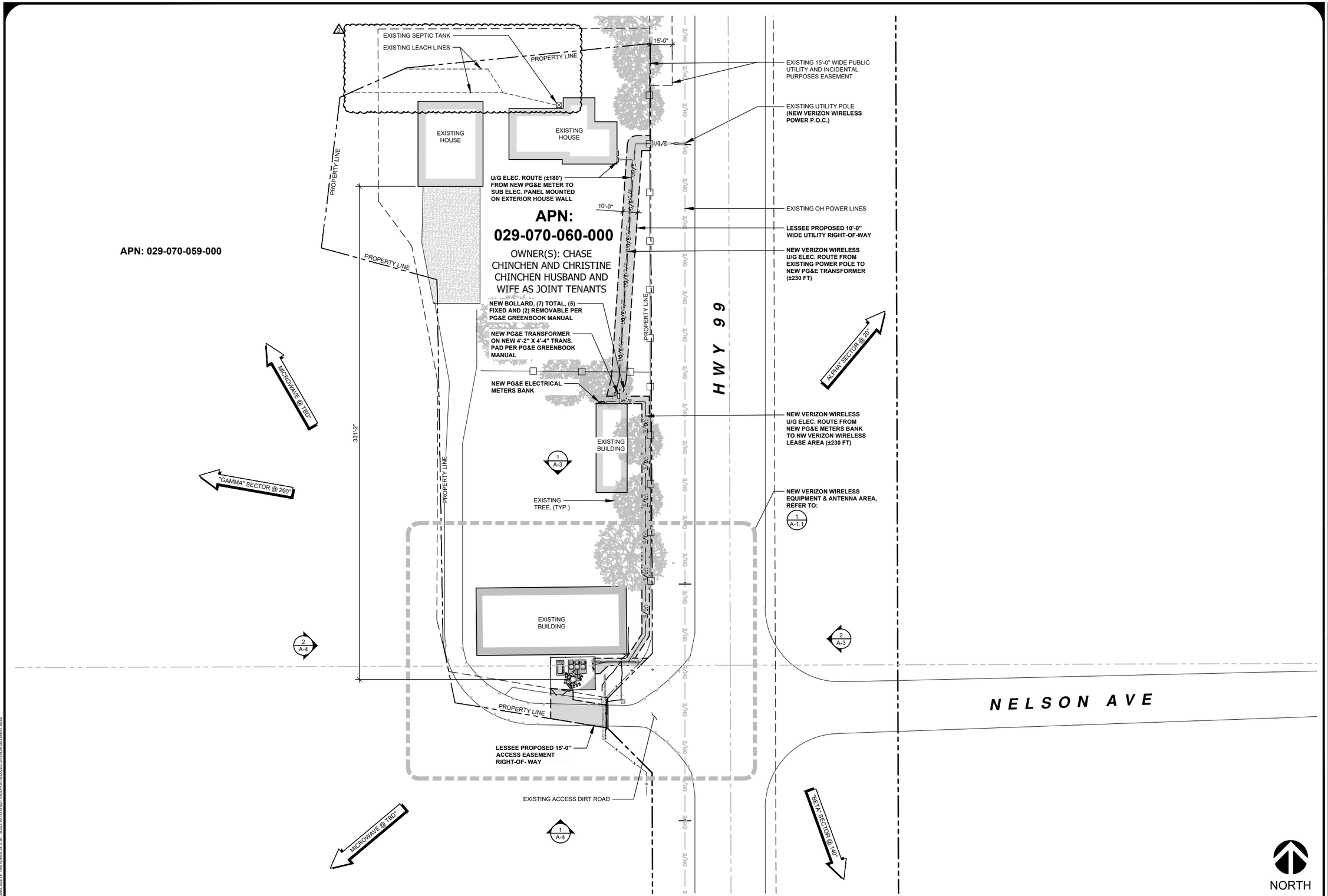
BUTTE
COUNTY

SHEET TITLE:

SITE SURVEY

FOR EXAMINATION ONLY

C-3



SITE PLAN

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24"X 36" SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	03/21/2023	90% ZONING	MA
1	04/24/2023	100% ZONING	FA
2	06/30/2023	100% ZONING	FA
3	09/05/2023	CITY COMMENTS	LD

A.Nelda company
9020 ACTIVITY RD.
SAN DIEGO, CA 92126
www.saow.com
619.736.3766

PROPRIETARY INFORMATION

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verizon

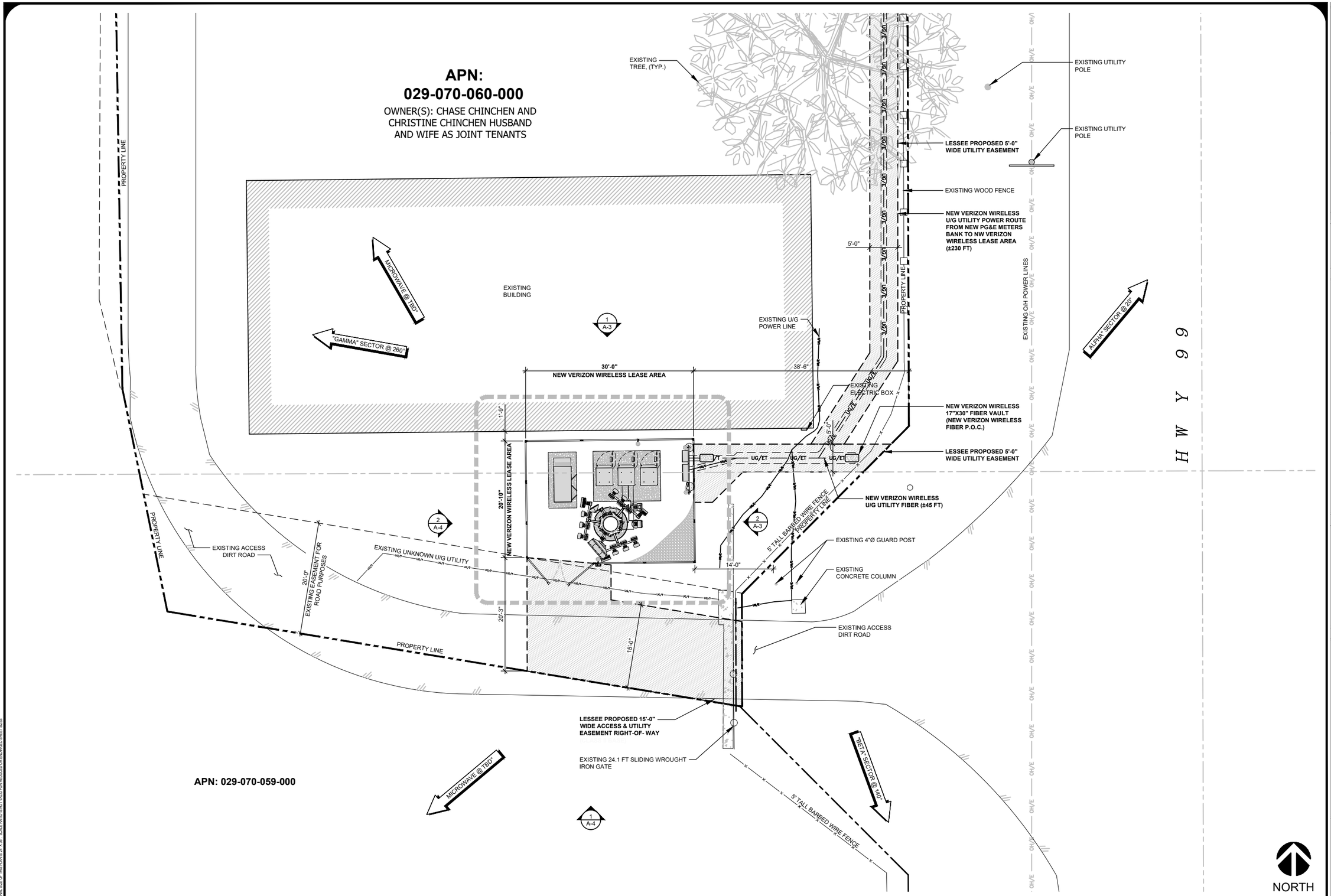
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

HWY 99 AND NELSON
PID 617358397
MDG LID# 5000918268
6029 HWY 99
OROVILLE, CA 95965

SHEET TITLE:

SITE PLAN

A-1



ENLARGED SITE PLAN

0 2' 4' 8'

SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)

1

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
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9020 ACTIVITY RD.
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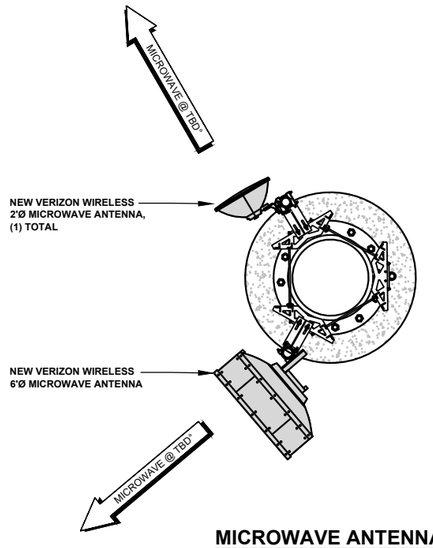
WALNUT CREEK, CA 94598

HWY 99 AND NELSON
PID 617358397
MDG L ID# 5000918268
6029 HWY 99
OROVILLE, CA 95965

SHEET TITLE:

ENLARGED SITE PLAN

A-1.1

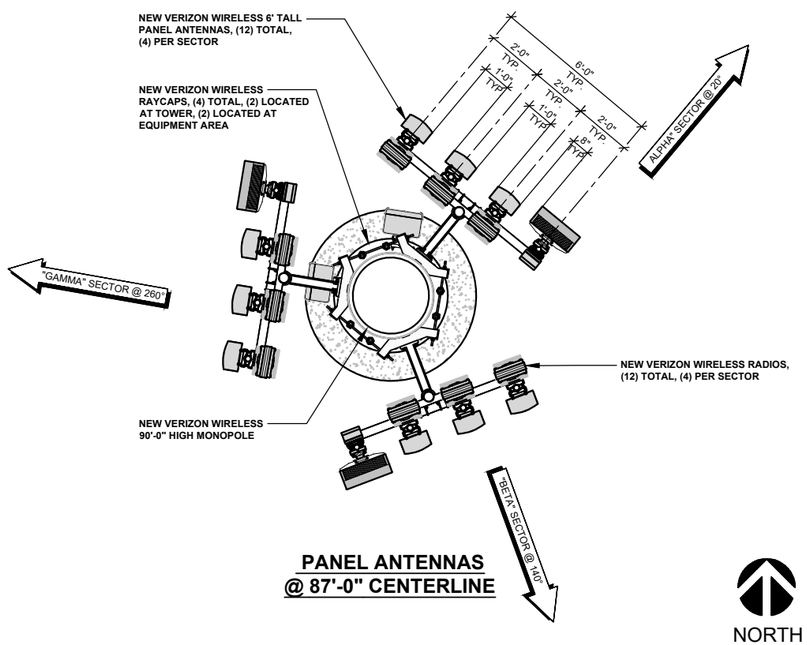


MICROWAVE ANTENNAS
@ 77'-0" CENTERLINE

NORTH

MICROWAVE LAYOUT

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36) (OR) 3/16" = 1'-0" (11x17) **3**

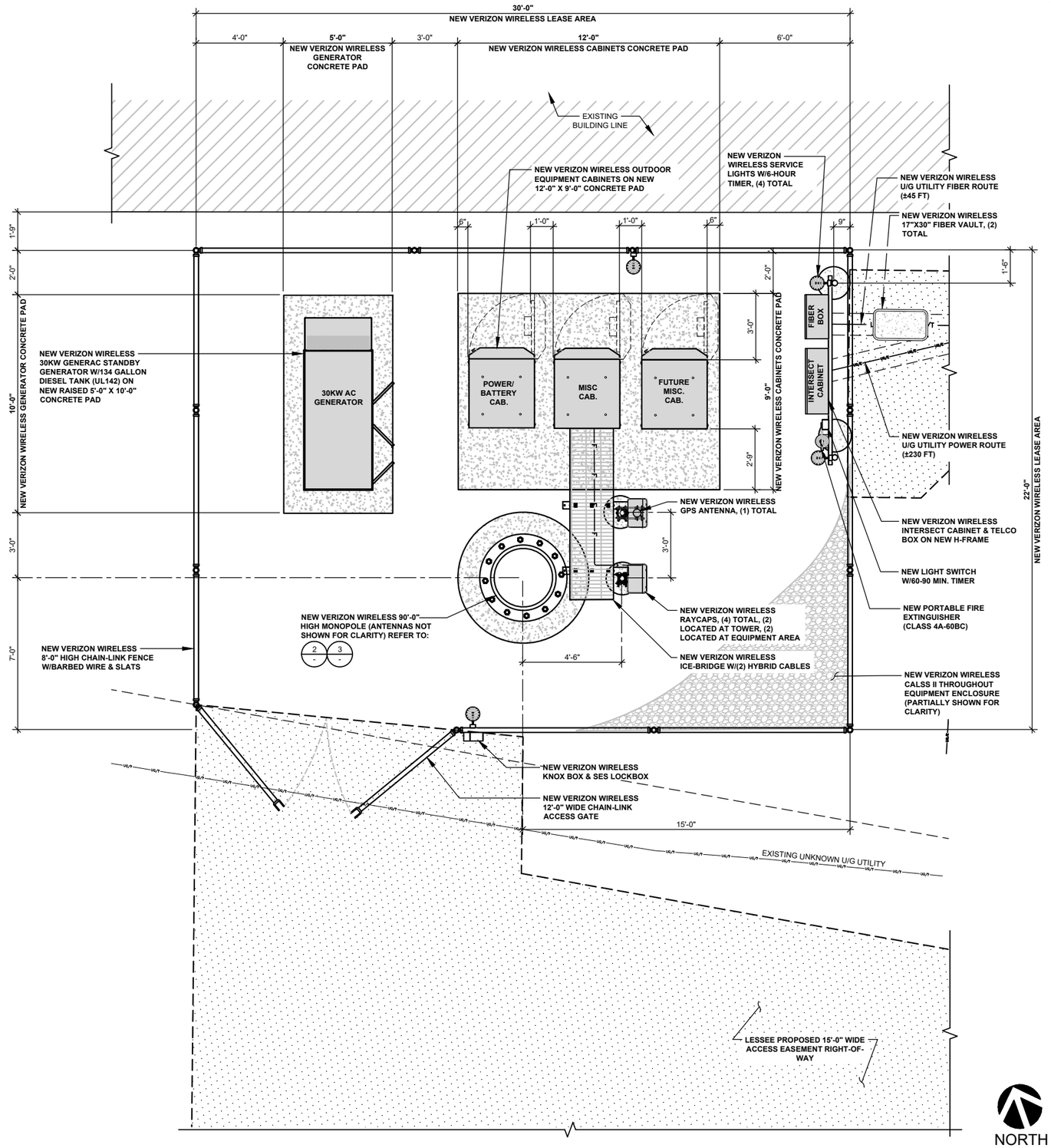


PANEL ANTENNAS
@ 87'-0" CENTERLINE

NORTH

PANEL ANTENNA LAYOUT

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36) (OR) 3/16" = 1'-0" (11x17) **2**



NORTH

EQUIPMENT LAYOUT

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36) (OR) 3/16" = 1'-0" (11x17) **1**

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE BAR TO SHOW IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	03/21/2023	90% ZONING	MA
1	04/24/2023	100% ZONING	FA
2	06/30/2023	100% ZONING	FA
3	09/05/2023	CITY COMMENTS	LD

A Noble company
9020 ACTIVITY RD.
SAN DIEGO, CA 92126
www.saow.com
619.736.3766

PROPRIETARY INFORMATION

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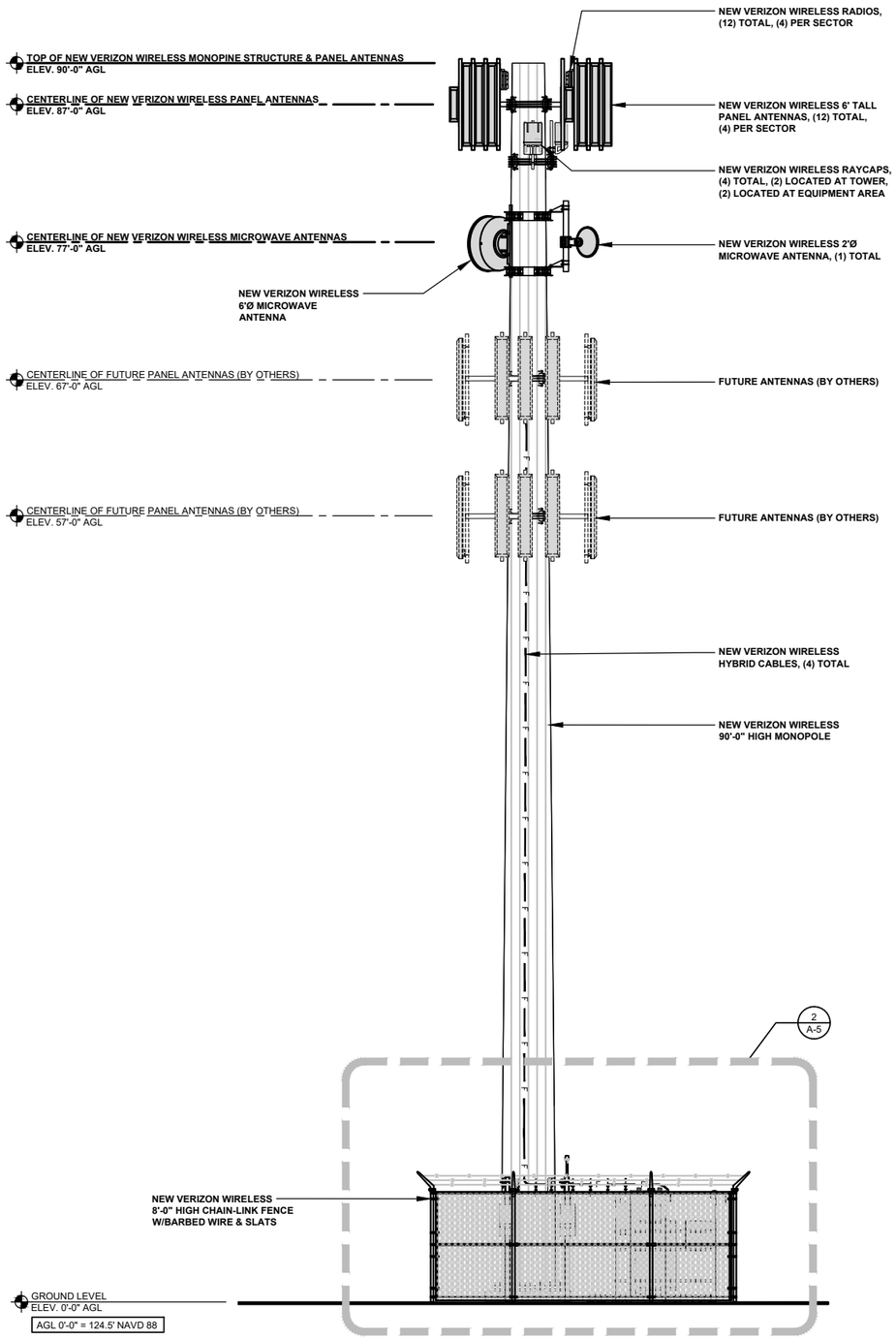
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

HWY 99 AND NELSON
PID 617358397
MDG L ID# 5000918268
6029 HWY 99
OROVILLE, CA 95965

SHEET TITLE:
EQUIPMENT & ANTENNA LAYOUTS

A-2

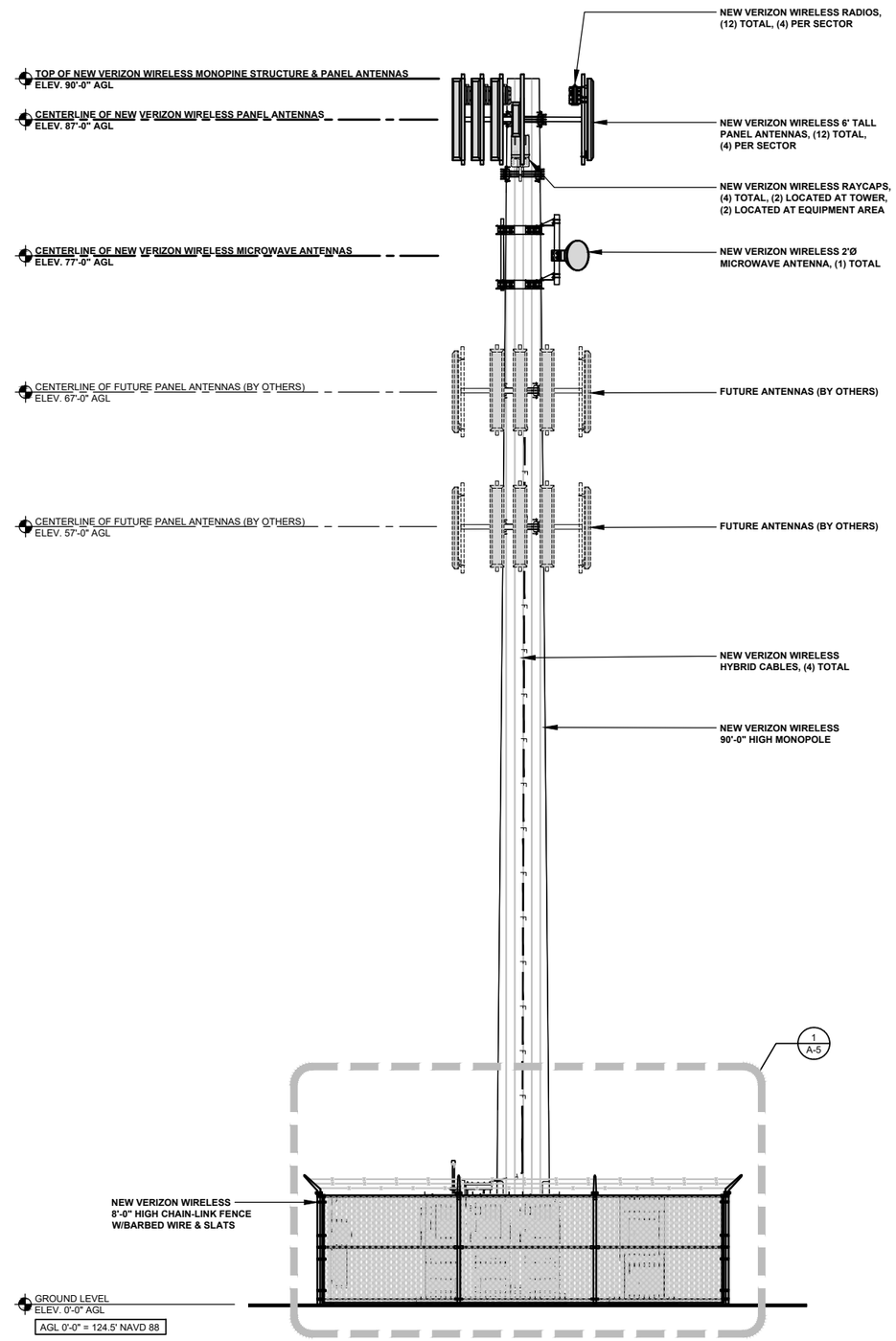


EAST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

2



NORTH ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1

ISSUE STATUS

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2	06/30/2023	100% ZONING	FA
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9020 ACTIVITY RD.
SAN DIEGO, CA 92126
www.sacw.com
619.736.3766

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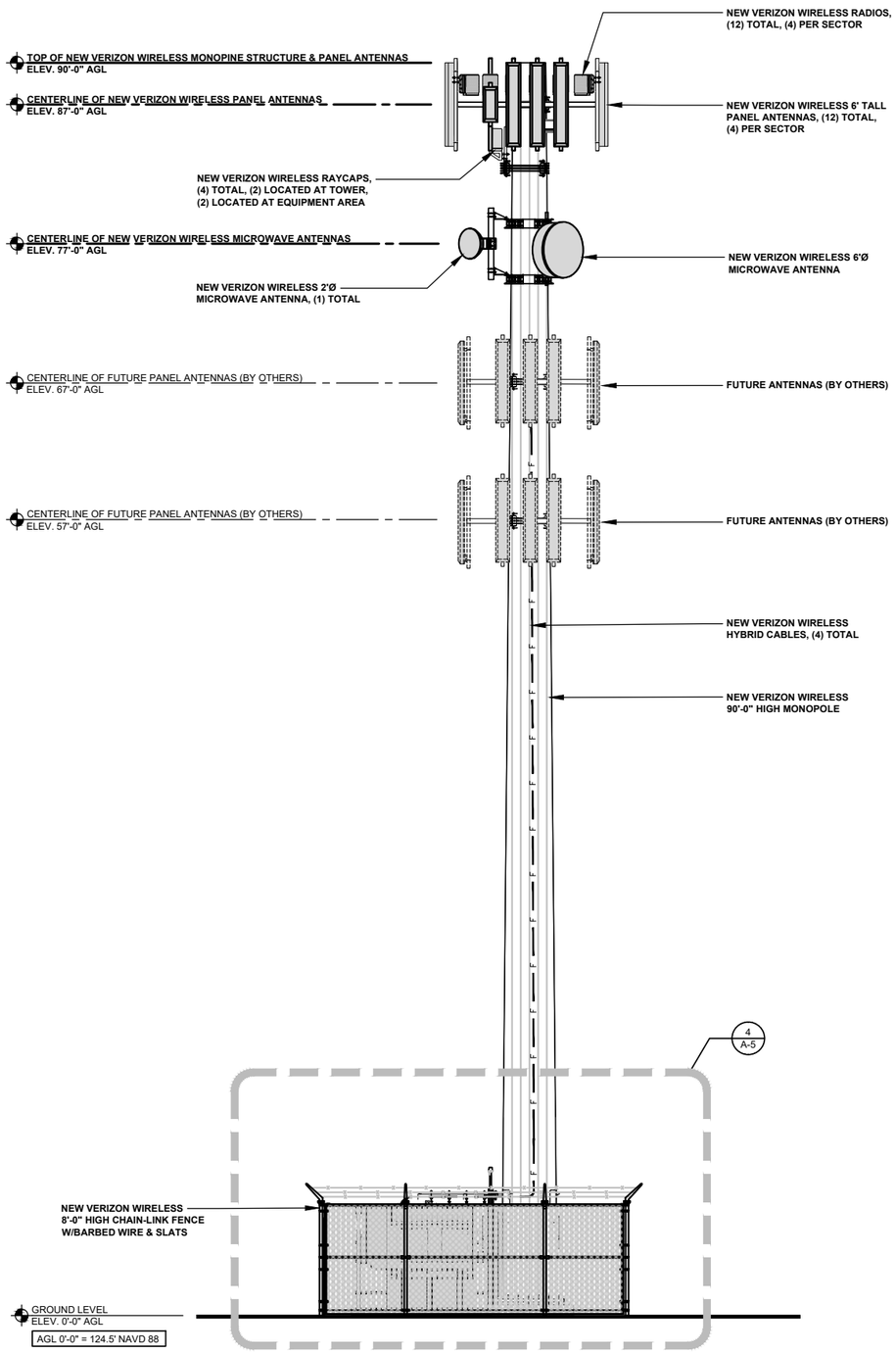
WALNUT CREEK, CA 94598

HWY 99 AND NELSON
PID 617358397
MDG LID# 5000918268
6029 HWY 99
OROVILLE, CA 95965

SHEET TITLE:
NORTH & EAST ELEVATIONS

A-3

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

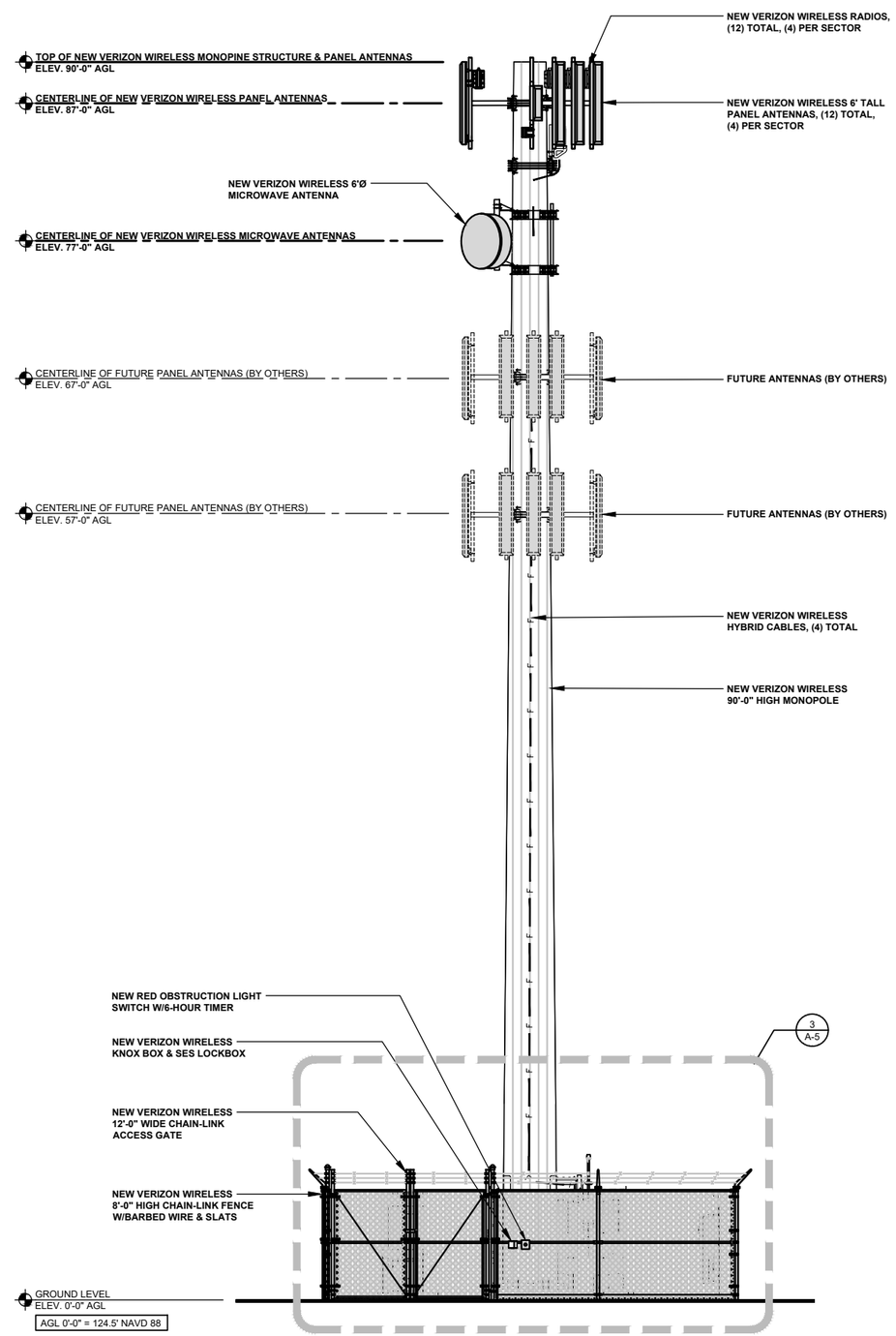


NORTH ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

2



SOUTH ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

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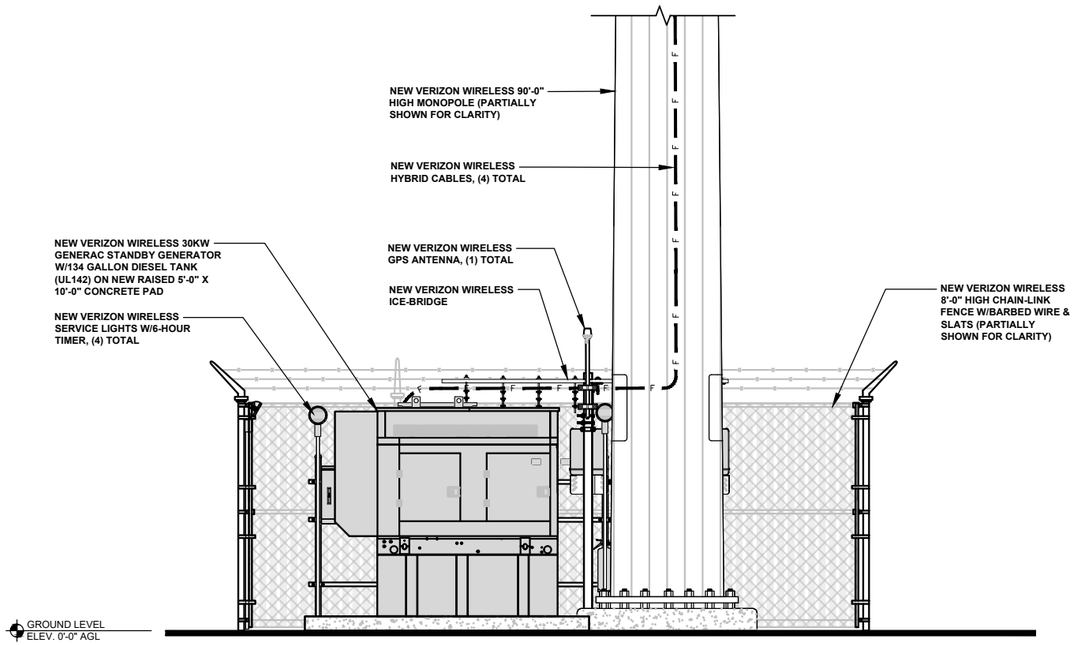
WALNUT CREEK, CA 94598

HWY 99 AND NELSON
PID 617358397
MDG LID# 5000918268
6029 HWY 99
OROVILLE, CA 95965

SHEET TITLE:

SOUTH & WEST ELEVATIONS

A-4

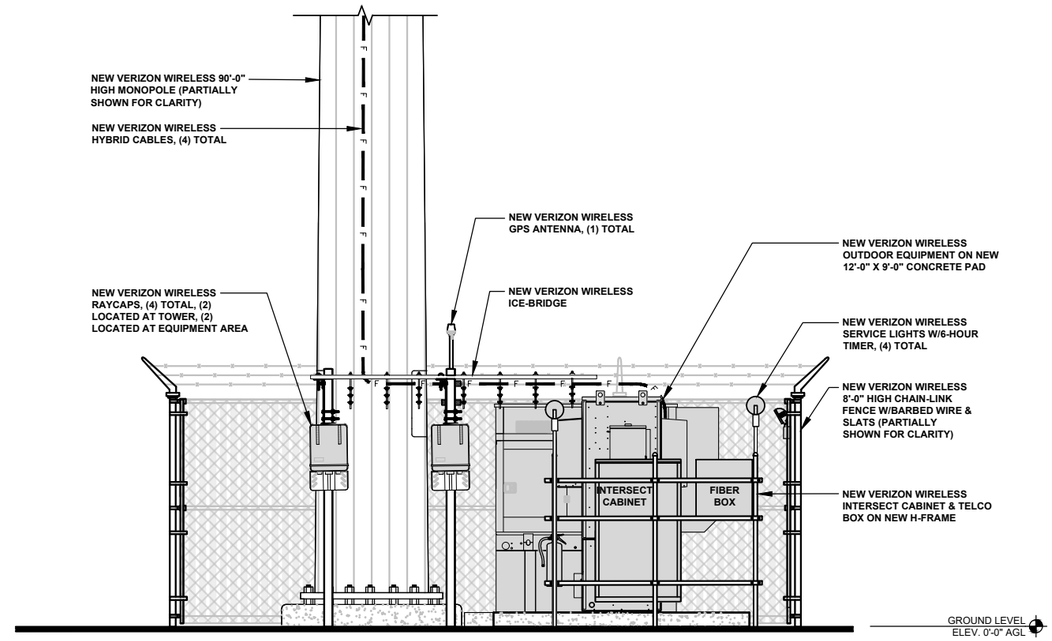


WEST EQUIPMENT ELEVATION

0 1' 2' 3'

SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

4

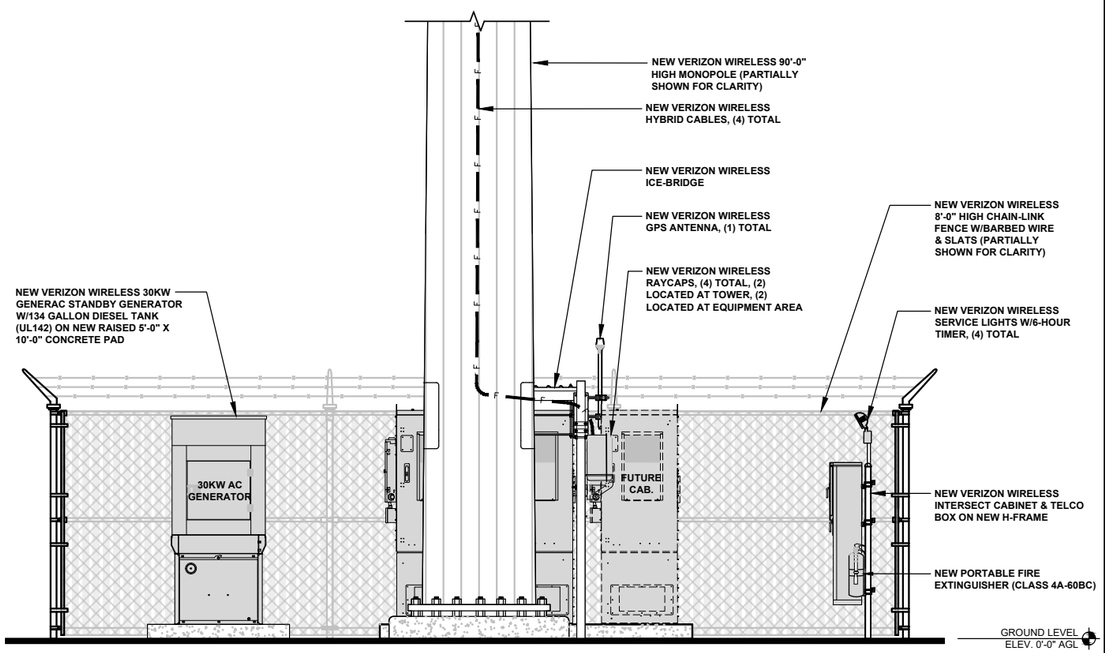


EAST EQUIPMENT ELEVATION

0 1' 2' 3'

SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

2

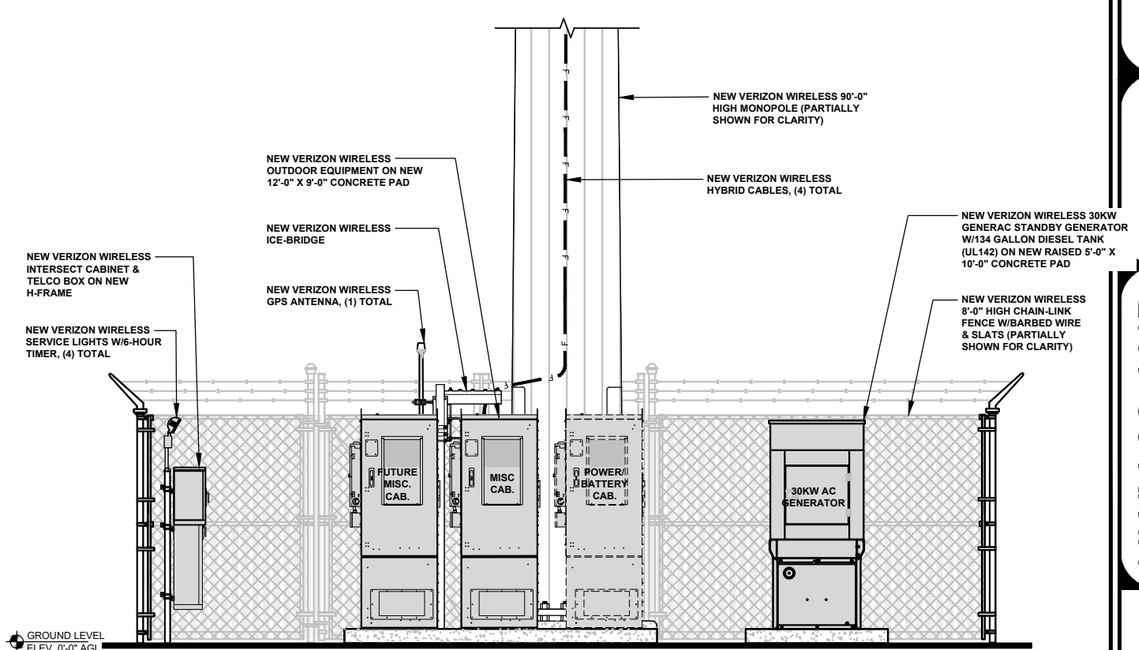


SOUTH EQUIPMENT ELEVATION

0 1' 2' 3'

SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

3



NORTH EQUIPMENT ELEVATION

0 1' 2' 3'

SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

1

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	03/21/2023	90% ZONING	MA
1	04/24/2023	100% ZONING	FA
2	06/30/2023	100% ZONING	FA
3	09/05/2023	CITY COMMENTS	LD

A Nokia company
9020 ACTIVITY RD.
SAN DIEGO, CA 92126
www.sacw.com
619.736.3766

PROPRIETARY INFORMATION

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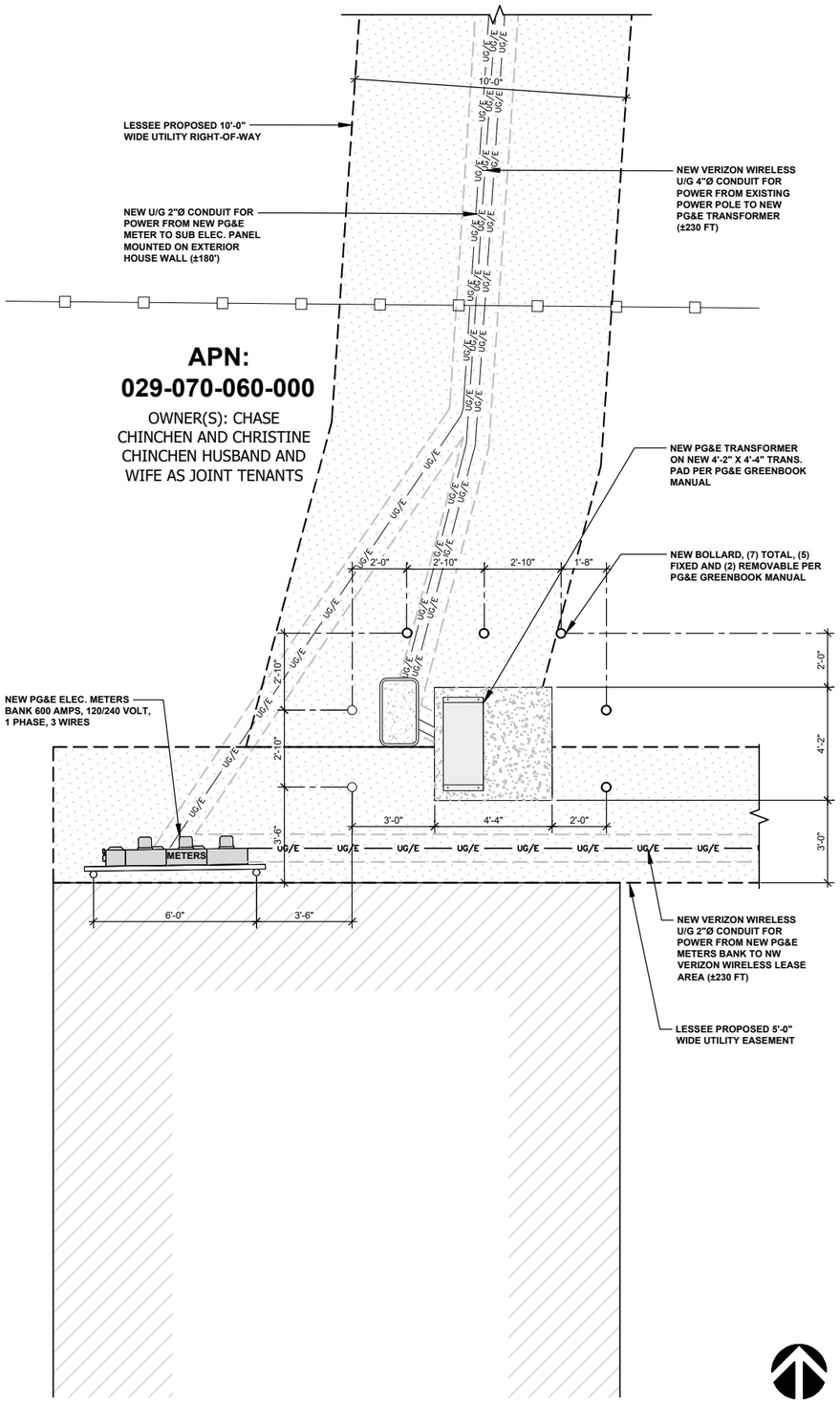
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

HWY 99 AND NELSON
PID 617358397
MDG LID# 5000918268
6029 HWY 99
OROVILLE, CA 95965

SHEET TITLE:

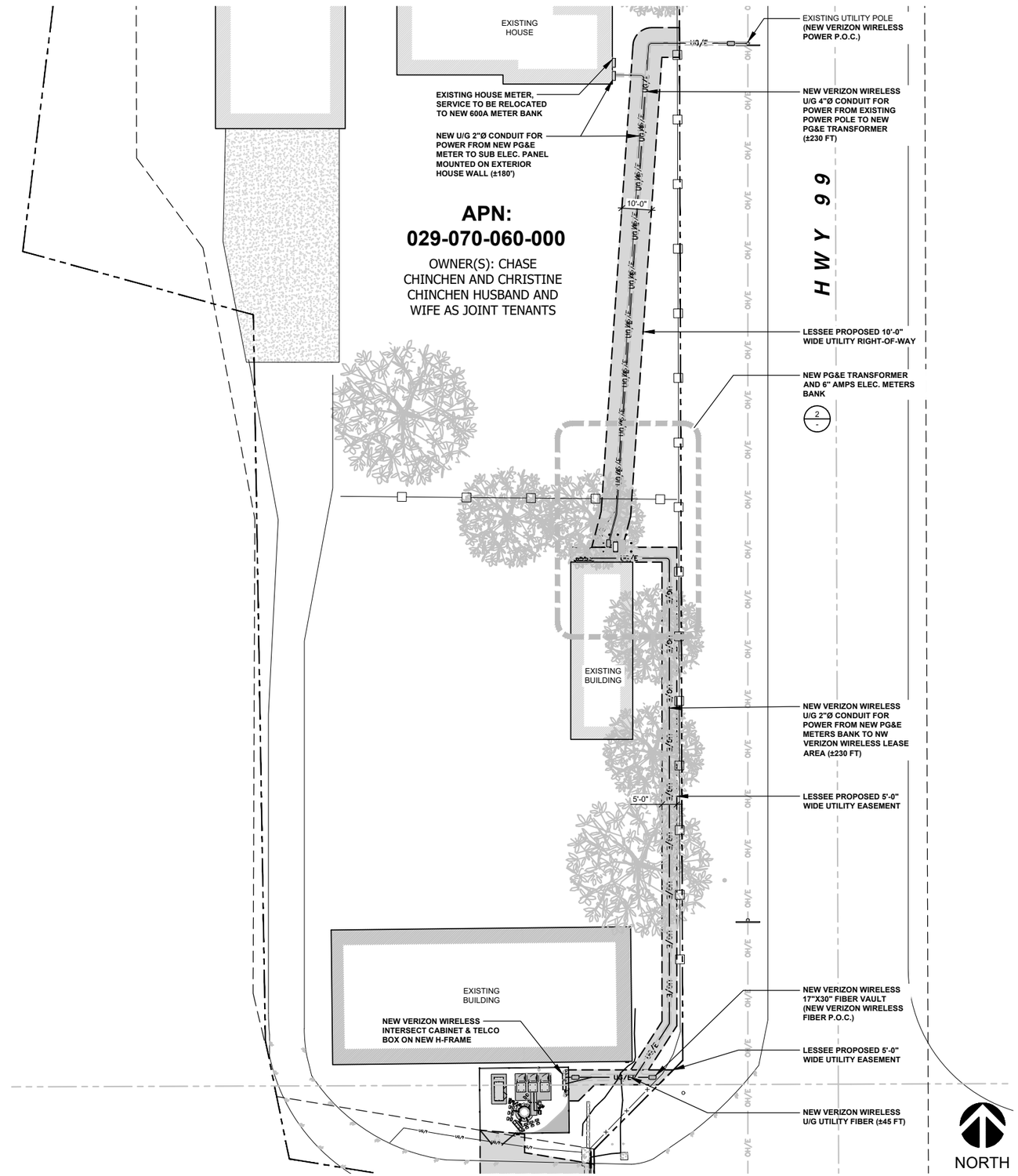
EQUIPMENT ELEVATIONS

A-5



ENLARGED PLAN

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36) (OR) 3/16" = 1'-0" (11x17) 1



UTILITY DESIGN SITE PLAN

30' 0 15' 30' SCALE: 1" = 30'-0" (24x36) (OR) 1/2" = 30'-0" (11x17) 1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	03/21/2023	90% ZONING	MA
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2	06/30/2023	100% ZONING	FA
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WALNUT CREEK, CA 94598

HWY 99 AND NELSON
PID 617358397
MDG LID# 5000918268
6029 HWY 99
OROVILLE, CA 95965

SHEET TITLE:
UTILITY DESIGN SITE PLAN & ENLARGED PLAN

E-1

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

UTILITY GENERAL NOTES:

1. ALL NEW GROUNDINGS FOR ELECTRICAL ROUTE METER MUST BE DONE PER CEC, NEC & LOCAL BUILDING & SAFETY REQUIREMENTS.
2. ALL NEW CONDUIT FROM ELECTRICAL ROUTE METER TO THE SITE MUST BE RGS CONDUITS. INSTALL WEATHERPROOF PULL BOXES AS REQD. PER CEC, NEC & LOCAL BLDG. & SAFETY REQUIREMENTS & MUST HAVE TRAFFIC COVERS.
3. ALL NEW PULL BOXES MUST BE HOT-DIPPED GALVANIZED AND WEATHERPROOF
4. ALL NEW WIRE SPLICES PULL BOXES DONE PER CEC & NEC.
5. FIELD VERIFY EXACT ELECTRICAL CONDUIT ROUTE.
6. VERIZON WIRELESS NEW METER/MAIN NEED TO BE LABELED & ALL CLEARANCE FOR ELECTRICAL EQUIPMENT BY CEC & NEC.
7. NEW GROUND RODS MAY BE USED FOR SITE GROUNDING IF DESIRED RESISTANCE IS ACHIEVED.
8. CONTRACTOR TO INSTALL UTILITY CONDUIT (LATERAL).
9. UTILITY POINTS OF SERVICE AND WORK / MATERIALS SHOWN ARE BASED UPON PRELIMINARY INFORMATION PROVIDED BY THE UTILITY COMPANY AND ARE FOR BID PURPOSES ONLY.
10. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR FINAL AND EXACT WORK / MATERIALS REQUIREMENTS AND CONSTRUCT TO UTILITY COMPANY ENGINEERING PLANS AND SPECIFICATIONS ONLY. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULL ROPES, CABLES, PULL BOXES, CONCRETE ENCASEMENT OF CONDUIT (IF REQUIRED), TRANSFORMER PAD, BARRIERS, POLE RISERS, TRENCHING, BACKFILL, PAY ALL UTILITY COMPANY FEES AND INCLUDE ALL REQUIREMENTS IN SCOPE OF WORK.

UTILITY NOTES

SCALE: NTS | 3

MAIN ELECTRICAL PANEL
MANUFACTURED BY INTERSECT, INC MODEL AA3003R SERIES
120/240 V, 1 PHASE, 3 WIRE, 30 kw, 200 AMP BUS, 42KAIC
200 AMP/2P MAIN BREAKER

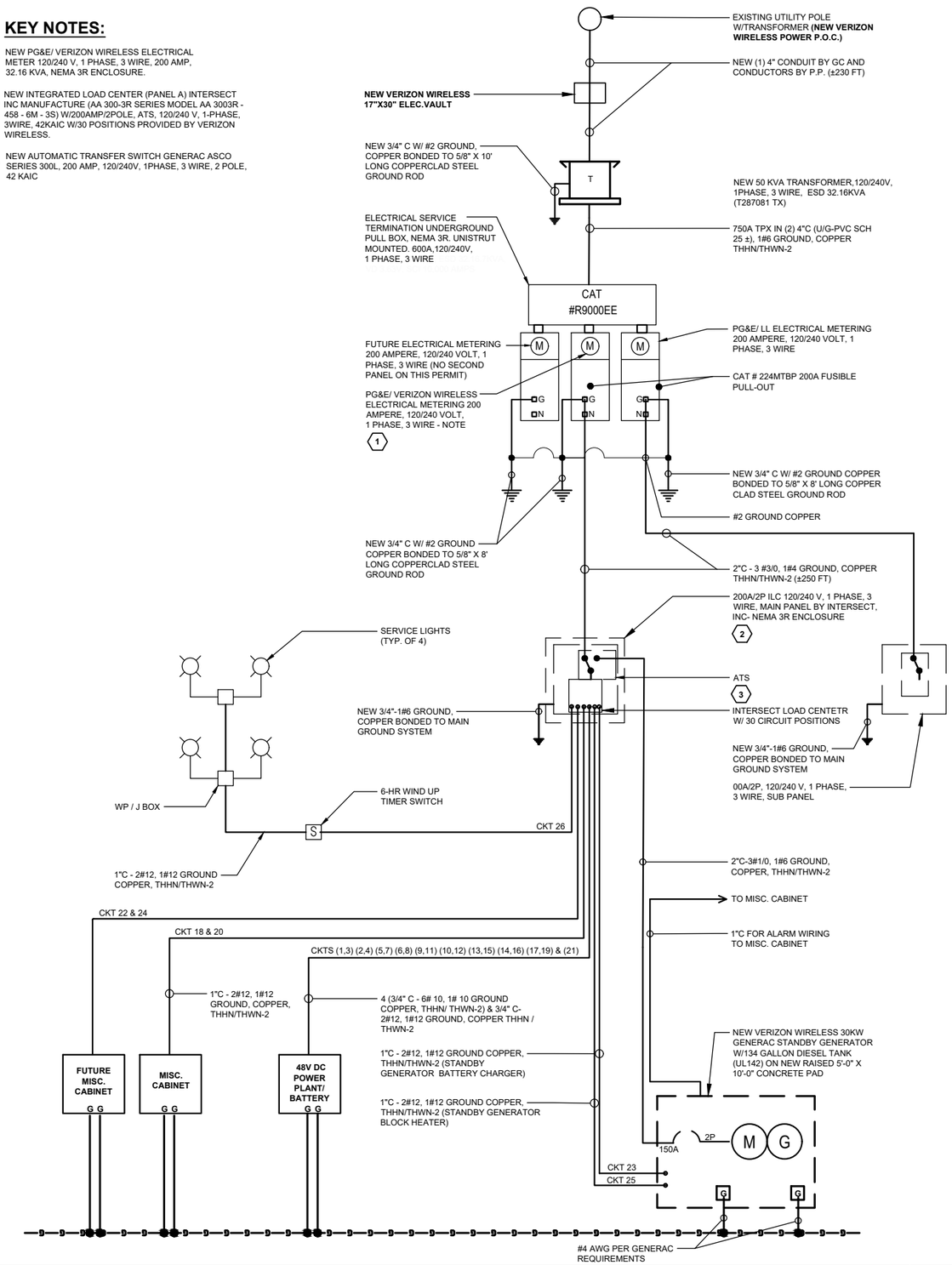
DESCRIPTION	C/B	CKT NO.	PHASE 1	PHASE 2	CKT NO.	C/B	DESCRIPTION
48VDC POWER PLANT RECTIFIER #1	30A/2P	1	3,600	-	2	30A/2P	48VDC POWER PLANT RECTIFIER #5
		3	-	3,600	4		
48VDC POWER PLANT RECTIFIER #2	30A/2P	5	3,600	-	6	30A/2P	48VDC POWER PLANT RECTIFIER #6
		7	-	3,600	8		
48VDC POWER PLANT RECTIFIER #3	30A/2P	9	3,600	-	10	30A/2P	48VDC POWER PLANT RECTIFIER #7
		11	-	3,600	12		
48VDC POWER PLANT RECTIFIER #4	30A/2P	13	3,600	-	14	30A/2P	48VDC POWER PLANT RECTIFIER #8
		15	-	3,600	16		
SURGE SUPPRESSOR	30A/2P	17	1,200	-	18	20A/1P	FIBER CABINET/MISC. GFI RECEPTACLE 1
		19	-	1,200	20	20A/1P	FIBER CABINET/MISC. GFI RECEPTACLE 2
48VDC POWER PLANT INTERIOR OUTLET	15A/1P	21	500	-	22	20A/1P	SPARE FOR FUTURE CABINET
STDBY GENERATOR BATT. CHARGER	20A/1P	23	-	1,200	24	20A/1P	SPARE FOR FUTURE CABINET
STDBY GENERATOR BLOCK HEATER		25	1,200	-	26	20A/1P	SERVICE LIGHTS
SPACE	-	27	-	500	28	-	SPACE
SPACE	-	29	-	-	30	-	SPACE
LOAD PHASE 1			17,300	17,300	LOAD PHASE 2		
TOTAL LOAD (PHASE 1 & 2) =			34,600 VA				
ADDITIONAL 25% CONTINUOUS LOAD =			125 VA				
TOTAL LOAD	=		34,725 VA				
TOTAL AMPS	=		144.7 AMPS				
TOTAL KVA	=		34.7 KVA				

PANEL SCHEDULE

SCALE: NTS | 2

KEY NOTES:

1. NEW PG&E/ VERIZON WIRELESS ELECTRICAL METER 120/240 V, 1 PHASE, 3 WIRE, 200 AMP, 32.16 KVA, NEMA 3R ENCLOSURE.
2. NEW INTEGRATED LOAD CENTER (PANEL A) INTERSECT INC MANUFACTURE (AA 300-3R SERIES MODEL AA 3003R - 458 - 6M - 3S) W/200AMP/2POLE, ATS, 120/240 V, 1-PHASE, 3WIRE, 42KAIC W/30 POSITIONS PROVIDED BY VERIZON WIRELESS.
3. NEW AUTOMATIC TRANSFER SWITCH GENERAC ASCO SERIES 300L, 200 AMP, 120/240V, 1PHASE, 3 WIRE, 2 POLE, 42 KAIC



1-LINE DIAGRAM

SCALE: N.T.S. | 1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	03/21/2023	90% ZONING	MA
1	04/24/2023	100% ZONING	FA
2	06/30/2023	100% ZONING	FA
3	09/05/2023	CITY COMMENTS	LD

A Noble company
9020 ACTIVITY RD.
SAN DIEGO, CA 92126
www.saow.com
619.736.3766

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon

2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

HWY 99 AND NELSON
PID 617358397
MDG LID# 5000918268
6029 HWY 99
OROVILLE, CA 95965

SHEET TITLE:
1-LINE DIAGRAM, PANEL SCHEDULE & UTILITY NOTES

E-2

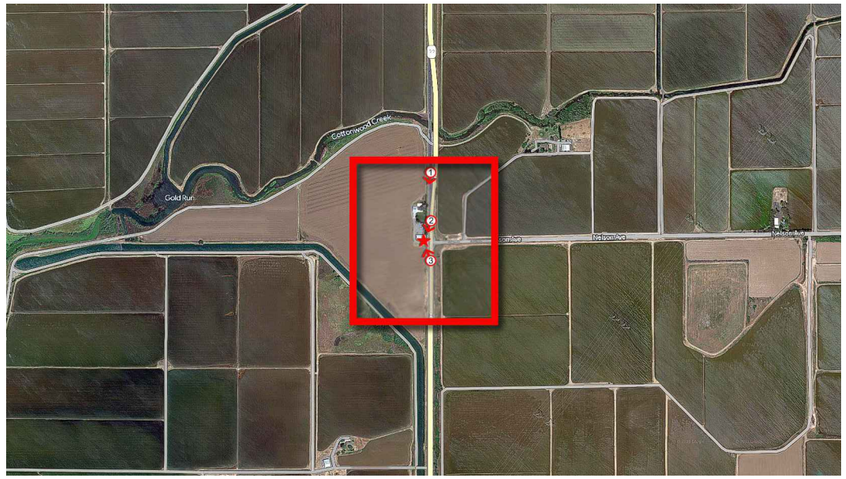
NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

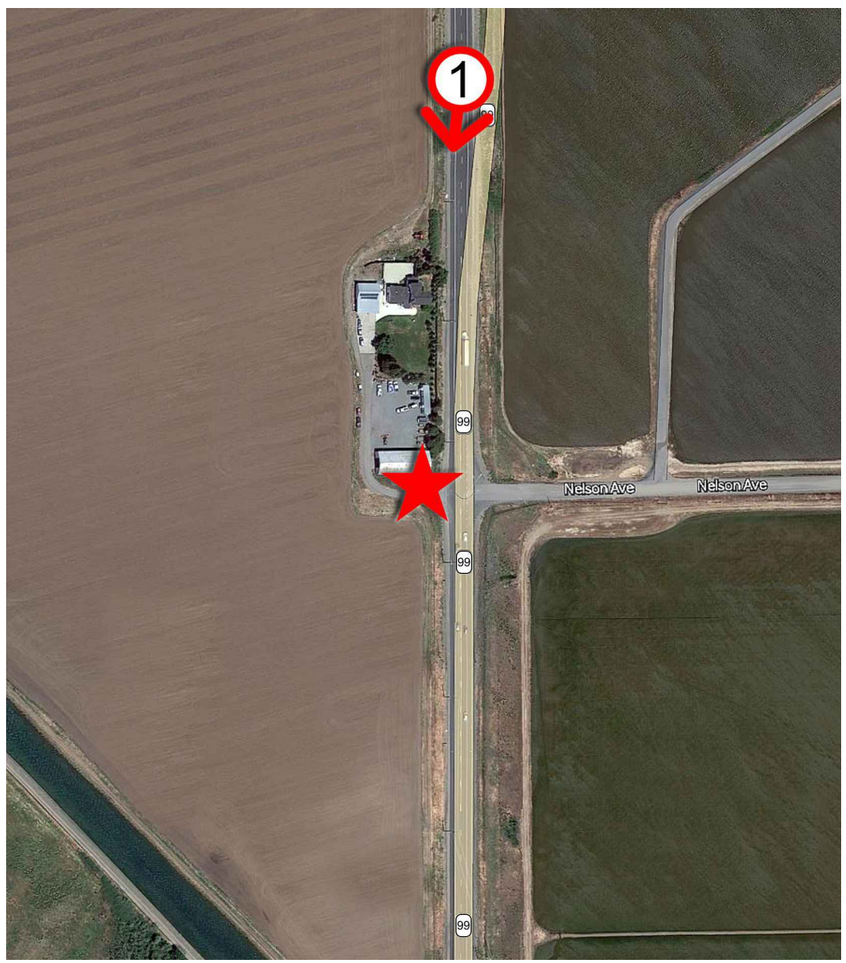
verizon

HWY 99 AND NELSON
PROJECT ID 617358397
MDG L ID # 5000918268
6029 HWY 99
OROVILLE, CA 95965

A Nokia company
9020 ACTIVITY ROAD
SAN DIEGO, CA 92126
www.sacw.com

PHOTOSIMULATION VIEWPOINT 1





NOTE:
NEW VERIZON WIRELESS GROUND EQUIPMENT LOCATED WITHIN NEW 30'-0" x 22'-0" CHAIN LINK FENCE ENCLOSURE W/ BARB WIRE & SLATS (LEASE AREA)
- GROUND EQUIPMENT NOT VISIBLE IN CURRENT VIEW

- **NEW OUTDOOR EQUIPMENT ON CONCRETE PAD**
- **NEW METER, FIBER BOX AND INTERSECT CABINET ON NEW H-FRAME**
- **NEW ICEBRIDGE W/ GPS ANTENNA**
- **NEW (2) RAYCAPS**
- **NEW STANDBY GENERATOR ON CONCRETE PAD**
- **NEW 90'-0" HIGH MONOPINE**

DISCLAIMER: THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY

verizon

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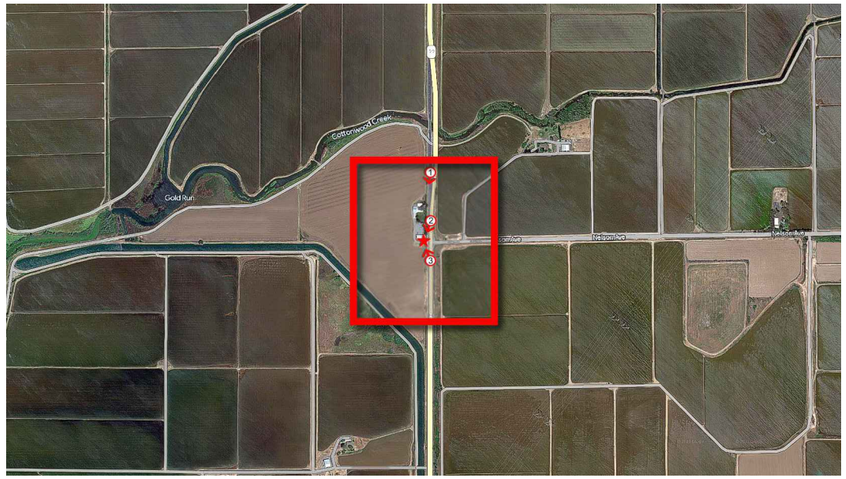
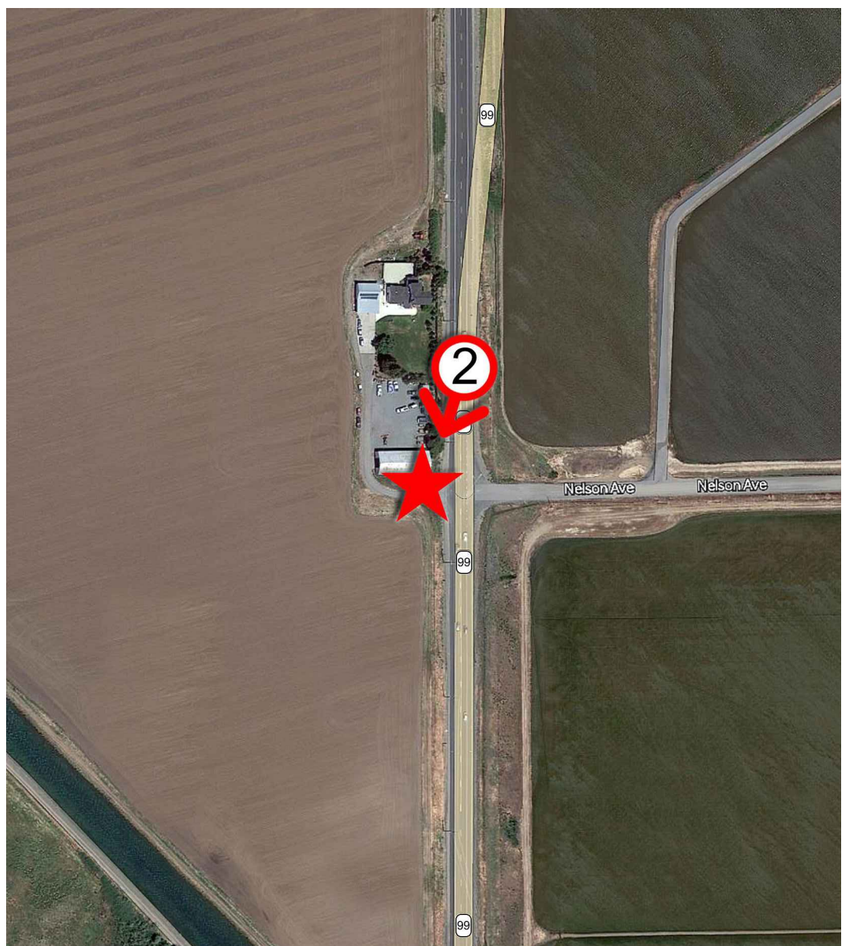
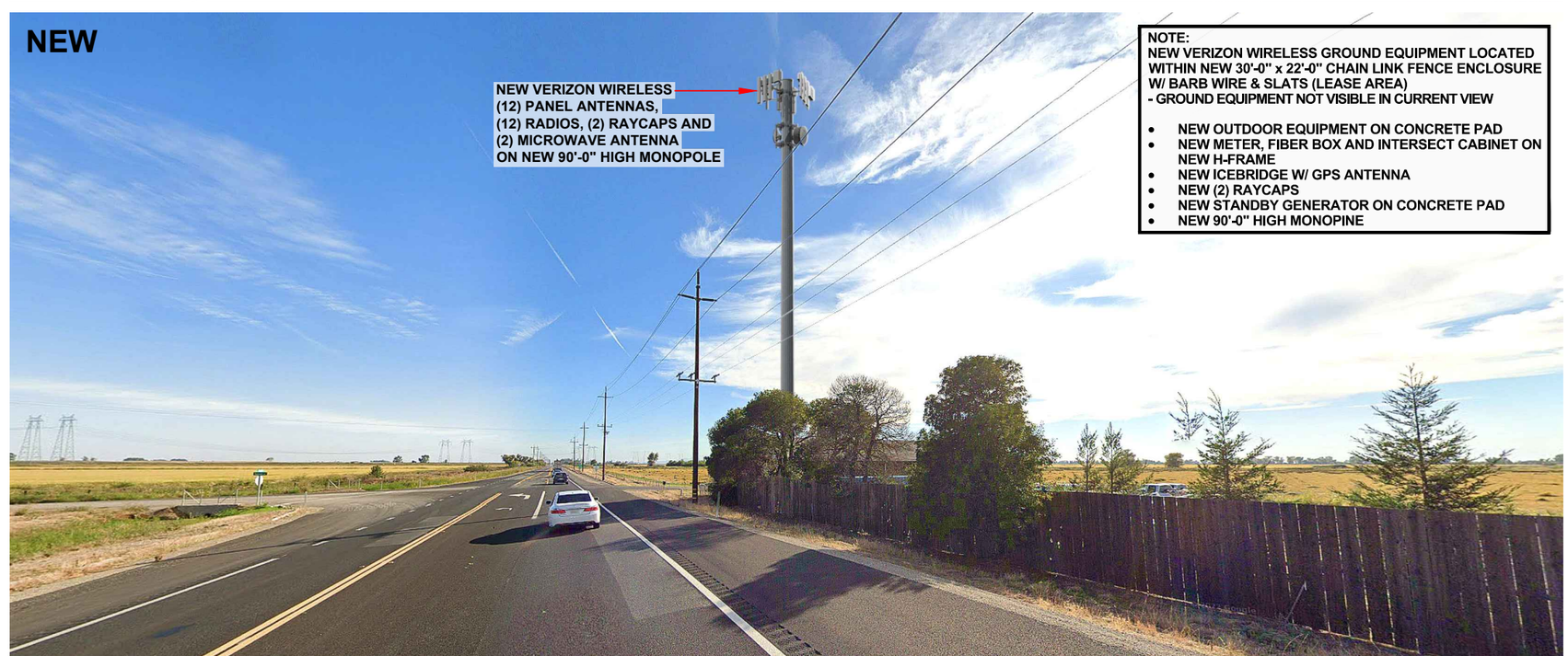
PHOTOSIMULATION VIEWPOINT 2







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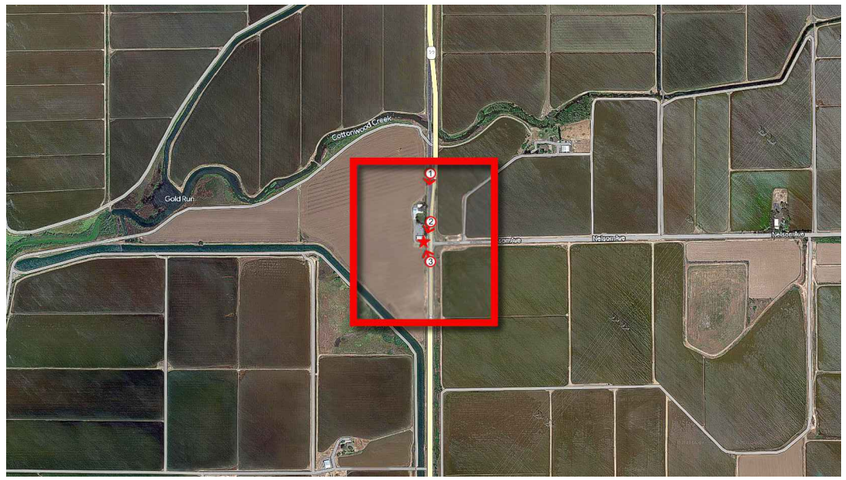
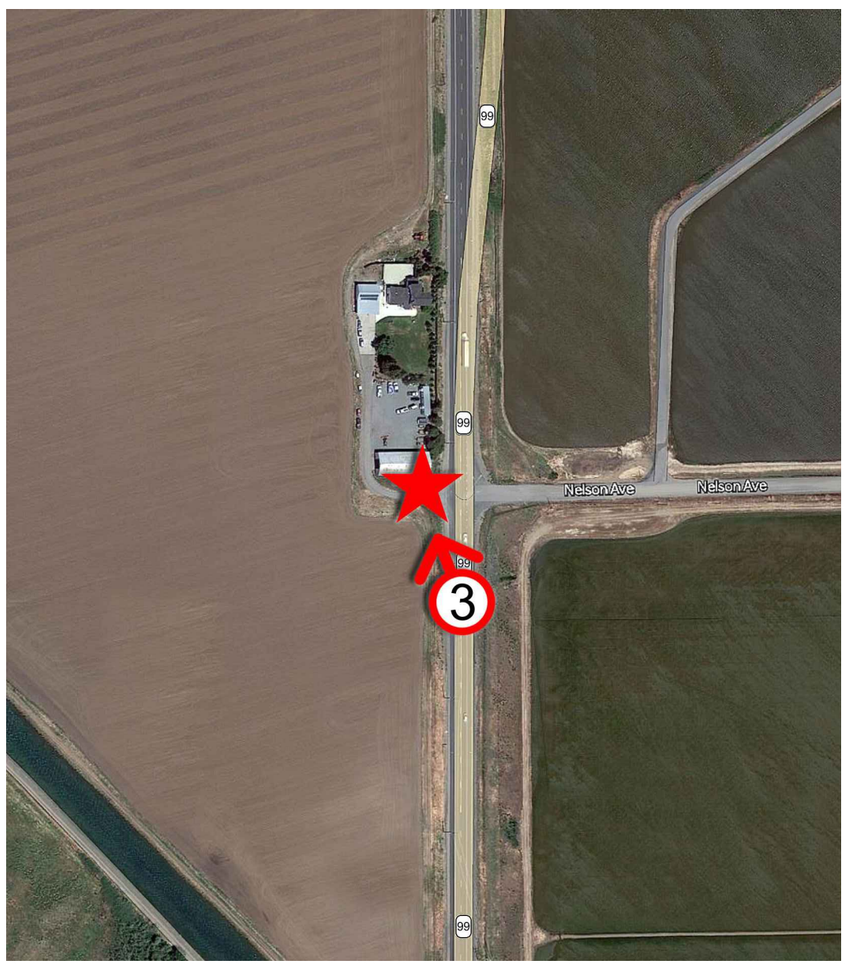
PHOTOSIMULATION VIEWPOINT 3





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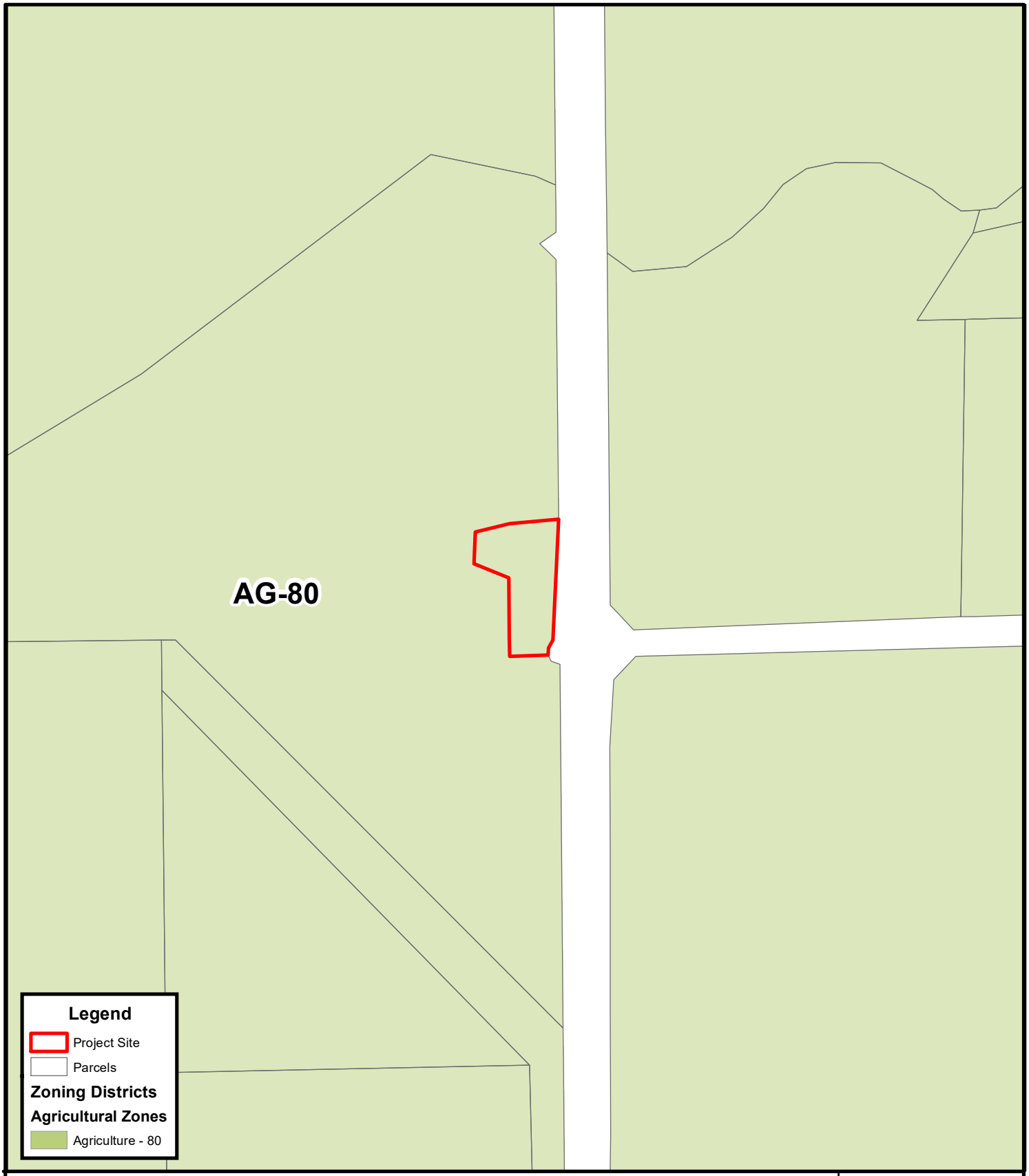

Butte County Zone Districts

0 240 480 960 1,440 1,920 2,400 Feet

Supervisorial District #4

Applicant: SACWireless	**Designation:** AG-80
Request: Conditional Use Permit (UP)	**Assessor Parcel No:** 029-070-060

File: UP23-0006

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages. Where checked below, the topic with a potentially significant impact will be addressed in an environmental impact report.

☐	Aesthetics	☐	Agriculture and Forest 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 Services
☐	Recreation	☐	Transportation	☐	Tribal Cultural Resources
☐	Utilities / Service Systems	☐	Wildfire	☐	Mandatory Findings of Significance
		☒	None	☐	None with Mitigation Incorporated

DETERMINATION (To be completed by the Lead Agency)

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** will be 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.

Rowland Hickel — 10/11/2023

Prepared by Rowland Hickel, Senior Planner — Date

Dan Breedon — 10/25/2023

Reviewed by: Dan Breedon, Interim Planning Manager — 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 will 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 (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

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 Analysis 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.

1.1 AESTHETICS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. Aesthetics.				
Except as provided in Public Resources Code section 21099 (where aesthetic impacts shall not be considered significant for qualifying residential, mixed-use residential, and employment centers), would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
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 points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Discussion

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

Less than Significant. The area comprising the project site is located south of the existing residence and outbuildings and adjacent to an existing agricultural field. The site is bordered by single-family residential development and agricultural land. There are no unique visual features or scenic vistas in the project area. The proposed monopole would be visible from Highway 99 and surrounding properties. However, the project would not substantively change existing views. The proposed equipment cabinets, generator, and security fence would be screened by slatted chain link fencing. The project will not substantially interfere with any scenic views, or otherwise, have a substantive negative aesthetic impact.

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

No impact. The proposed project does not include new construction that would disturb features such as trees, rock outcroppings, and historic buildings within a state scenic highway. Further, the project site is not adjacent to a state scenic highway, and there are no scenic resources on the project site.

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 points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less than significant impact. The nearest publicly accessible area to the project site is Highway 99 which is located adjacent to and east of the proposed lease area. As stated, the monopole would be visible from Highway 99; however, it would not substantively change existing views. The proposed equipment cabinet and security fence would be screened by a slatted chain link fence. The monopole would change existing views of the site; however, it would not substantively change the character of the existing parcel or surrounding uses.

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

Less than significant impact. The tower and antennas will be a non-reflective, matte finish, light grey in color. The equipment area will be screened by a chain link fence. The project would not require security lighting or otherwise add lighting; and thus, would not adversely affect day or nighttime views in the area. Impacts would be less than significant.

1.2 AGRICULTURE AND FOREST RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. Agriculture and Forest 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, as updated) prepared by the California Department 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:				
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?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	☒
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))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Regulatory Setting

Williamson Act/Land Conservation Act (LCA) Contracts

The California Land Conservation Act of 1965, commonly known as the Williamson Act, was established based on numerous State legislative findings regarding the importance of agricultural lands in an urbanizing society. Policies emanating from those findings include those that discourage premature and unnecessary conversion of agricultural land to urban uses and discourage discontinuous urban development patterns, which unnecessarily increase the costs of community services to community residents. The Williamson Act authorizes each County to establish an agricultural preserve. Land that is within the agricultural preserve is eligible to be placed under a contract between the property owner and County that would restrict the use of the land to agriculture in exchange for a tax assessment that is based on the yearly production yield. The contracts have a 9-year term that is automatically renewed each year unless the property owner or county requests a non-renewal or the contract is canceled.

Farmland Mapping and Monitoring Program

The California Farmland Mapping and Monitoring Program (FMMP) develops statistical data for analyzing impacts on California's agricultural resources. The FMMP program characterizes "Prime Farmland" as land with the best combination of physical and chemical characteristics that are able to sustain long-term production of agricultural crops. "Farmland of Statewide Importance" is characterized as land with a good combination of physical and chemical characteristics for agricultural production, but with less ability to store soil moisture than prime farmland. "Unique Farmland" is used for the production of the state's major crops on soils not qualifying as prime farmland or of statewide importance. The FMMP also identifies "Grazing Land", "Urban and Built-up Land", "Other Land", and "Water" that is not included in any other mapping category.

California Public Resources Code Section 4526

"Timberland" means land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the board on a district basis.

California Public Resources Code Section 12220(g)

"Forest land" is land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

Discussion

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No impact. The California Farmland Mapping and Monitoring Program designates the site as "Unique Farmland". The lease area is part of the disturbed area surrounding the residence and outbuilding. It is not used for agricultural production. Project improvements would not impact prime, unique or farmland of statewide importance.

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

No impact. The project site is zoned AG-80 and is not under an existing Williamson Act Contract. All actions associated with the project would be confined to the disturbed area surrounding the residence and outbuildings. The project will not conflict with existing zoning or agricultural use of a parcel under a Williamson Act contract.

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))?

No impact. The project site is zoned AG-80 and the site and surrounding area is not classified as forestland, as defined in Public Resources Code Section 12220(g), or as timberland, as defined in Public Resources Code Section 4526. The project site is not zoned or designated for forest or timber resource uses.

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

No impact. The project site is zone AG-80 and used for agricultural purposes. There are no trees or timber resources classified as forestland, as defined in Public Resources Code Section 12220(g), or as timberland, as

defined in Public Resources Code Section 4526. Therefore, the proposed project would not result in the loss or conversion of forest land to a non-forest use.

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

No impact. The project site is designated as "Unique Farmland" under the California Farmland Mapping and Monitoring Program. All proposed development and subsequent use of the site would occur within the areas of the property that are currently disturbed with the residence and outbuildings on land designated as Unique Farmland. The lease area and surrounding land is not used for agricultural production. Therefore, the project would not result in the conversion of Farmland to a non-agricultural use.

1.3 AIR QUALITY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. Air Quality.				
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied on to make the following determinations.				
Are significance criteria established by the applicable air district available to rely on for significance determinations?	☒ Yes		☐ No	
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Environmental Setting

Butte County is located within the Sacramento Valley Air Basin (SVAB), comprising the northern half of California's 400-mile long Great Central Valley. The SVAB encompasses approximately 14,994 square miles with a largely flat valley floor (excepting the Sutter Buttes) about 200 miles long and up to 150 miles wide, bordered on its east, north, and west by the Sierra Nevada, Cascade, and Coast mountain ranges, respectively.

The SVAB, containing 11 counties and some two million people, is divided into two air quality planning areas based on the amount of pollutant transport from one area to the other and the level of emissions within each. Butte County is within the Northern Sacramento Valley Air Basin (NSVAB), which is composed of Butte, Colusa, Glenn, Shasta, Sutter, Tehama, and Yuba Counties.

Emissions from the urbanized portion of the basin (Sacramento, Yolo, Solano, and Placer Counties) dominate the emission inventory for the Sacramento Valley Air Basin, and on-road motor vehicles are the primary source of emissions in the Sacramento metropolitan area. While pollutant concentrations have generally declined over the years, additional emission reductions will be needed to attain the State and national ambient air quality standards in the SVAB.

Seasonal weather patterns have a significant effect on regional and local air quality. The Sacramento Valley and Butte County have a Mediterranean climate, characterized by hot, dry summers and cool, wet winters. Winter weather is governed by cyclonic storms from the North Pacific, while summer weather is typically subject to a high-pressure cell that deflects storms from the region.

In Butte County, winters are generally mild with daytime average temperatures in the low 50s°F and nighttime temperatures in the upper 30s°F. Temperatures range from an average January low of approximately 36°F to an average July high of approximately 96°F, although periodic lower and higher temperatures are common. Rainfall between

October and May averages about 26 inches but varies considerably year to year. Heavy snowfall often occurs in the northeastern mountainous portion of the County. Periodic rainstorms contrast with occasional stagnant weather and thick ground or "tule" fog in the moister, flatter parts of the valley. Winter winds generally come from the south, although north winds also occur.

Diminished air quality within Butte County largely results from local air pollution sources, transport of pollutants into the area from the south, the NSVAB topography, prevailing wind patterns, and certain inversion conditions that differ with the season. During the summer, sinking air forms a "lid" over the region, confining pollution within a shallow layer near the ground that leads to photochemical smog and visibility problems. During winter nights, air near the ground cools while the air above remains relatively warm, resulting in little air movement and localized pollution "hot spots" near emission sources. Carbon monoxide, nitrogen oxides, particulate matter and lead particulate concentrations tend to elevate during winter inversion conditions when little air movement may persist for weeks.

As a result, high levels of particulate matter (primarily fine particulates or PM2.5) and ground-level ozone are the pollutants of most concern to the NSVAB Districts. Ground-level ozone, the principal component of smog, forms when reactive organic gases (ROG) and nitrogen oxides (NOx) – together known as ozone precursor pollutants – react in strong sunlight. Ozone levels tend to be highest in Butte County during late spring through early fall, when sunlight is strong and constant, and emissions of the precursor pollutants are highest (Butte County CEQA Air Quality Handbook 2014).

Air Quality Attainment Status

Local monitoring data from the BCAQMD is used to designate areas as nonattainment, maintenance, attainment, or unclassified for the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS). The four designations are further defined as follows:

Nonattainment – assigned to areas where monitored pollutant concentrations consistently violate the standard in question.

Maintenance – assigned to areas where monitored pollutant concentrations exceeded the standard in question in the past but are no longer in violation of that standard.

Attainment – assigned to areas where pollutant concentrations meet the standard in question over a designated period of time.

Unclassified – assigned to areas where data are insufficient to determine whether a pollutant is violating the standard in question.

Table 1.3-1. Federal and State Attainment Status of Butte County

POLLUTANT	STATE DESIGNATION	FEDERAL DESIGNATION
1-hour ozone	Nonattainment	-
8-hour ozone	Nonattainment	Nonattainment
Carbon monoxide	Attainment	Attainment
Nitrogen Dioxide	Attainment	Attainment
Sulfur Dioxide	Attainment	Attainment
24-Hour PM10	Nonattainment	Attainment
24-Hour PM2.5	No Standard	Attainment
Annual PM10	Attainment	No Standard
Annual PM2.5	Nonattainment	Attainment

Source: Butte County AQMD, 2018

Sensitive Receptors

Sensitive receptors are frequently occupied locations where people who might be especially sensitive to air pollution are expected to live, work, or recreate. These types of receptors include residences, schools, churches, health care facilities, convalescent homes, and daycare centers. The project is located on an agricultural site surrounded by a single-family residence and agricultural land. Table 1.3-2 lists the sensitive receptor located proximal to the project site and the distances from the project site.

Table 1.3-2. Sensitive Receptors in the Project Vicinity

SENSITIVE RECEPTORS	DISTANCE FROM PROJECT SITE TO RECEPTOR
Residence (3714 Nelson Avenue)	0.4 miles northeast
Source: Butte County Geographical Information System/Google Earth imagery	

Butte County Air Quality Management District

The Butte County Air Quality Management District (BCAQMD) is the local agency with primary responsibility for compliance with both the federal and state standards and for ensuring that air quality conditions are maintained. They do this through a comprehensive program of planning, regulation, enforcement, technical innovation, and promotion of the understanding of air quality issues.

Activities of the BCAQMD include the preparation of plans for the attainment of ambient air quality standards, adoption and enforcement of rules and regulations concerning sources of air pollution, issuance of permits for stationary sources of air pollution, inspection of stationary sources of air pollution and response to citizen complaints, monitoring of ambient air quality and meteorological conditions, and implementation of programs and regulations required by the FCAA and CCAA.

According to the State CEQA Guidelines, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make significance determinations for potential impacts on environmental resources. BCAQMD is responsible for ensuring that state and federal ambient air quality standards are not violated within Butte County. Analysis requirements for construction and operation-related pollutant emissions are contained in BCAQMD's *CEQA Air Quality Handbook: Guidelines for Assessing Air Quality and Greenhouse Gas Impacts for Projects Subject to CEQA Review*. Established with these guidelines are screening criteria to determine whether or not additional modeling for criteria air pollutants is necessary for a project. The CEQA Air Quality Handbook also contains thresholds of significance for construction-related and operation-related emissions: ROG, NOx and PM10. The screening criteria listed in Table 1.3-4 were created using CalEEMod version 2013.2.2 for the given land use types. To determine if a proposed project meets the screening criteria, the size and metric for the land use type (units or square footage) should be compared with that of the proposed project. If a project is less than the applicable screening criteria, then further quantification of criteria air pollutants is not necessary, and it may be assumed that the project would have a less than significant impact on criteria air pollutants. If a project exceeds the size provided by the screening criteria for a given land use type then additional modeling and quantification of criteria air pollutants should be performed (Butte County Air Quality Management District 2014).

Table 1.3-4. Screening Criteria for Criteria Air Pollutants

LAND USE TYPE	MAXIMUM SCREENING LEVELS FOR PROJECTS
Single-Family Residential	30 Units
Multi-Family (Low Rise) Residential	75 Units
Commercial	15,000 square feet
Educational	24,000 square feet
Industrial	59,000 square feet
Recreational	5,500 square feet
Retail	11,000 square feet
Source: Butte County AQMD, CEQA Air Quality Handbook, 2014	

Discussion

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

No impact. A project is deemed inconsistent with an air quality plan if it would result in population or employment growth that exceeds the growth estimates in the applicable air quality plan (i.e., generating emissions not accounted for in the applicable air quality plan emissions budget). Therefore, proposed projects need to be evaluated to determine whether they would generate population and employment growth and, if so, whether that growth would exceed the growth rate included in the applicable air quality plan.

The proposed project would not result in population growth in the County. No additional employees would be required to operate the facility. As stated, one monthly inspection/maintenance trip would be required Further, the project would not result in a substantial increase in criteria air pollutants that would cause significant impacts to regional air quality.

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

No impact. The proposed monopole would be on a 660-square foot leased site. The project size would not exceed the criteria for all land use screening criteria listed above in Table 1.3-3. Thus, the project would not exceed the significance thresholds established in the BCAQMD, CEQA Air Quality Handbook.

c) Expose sensitive receptors to substantial pollutant concentrations?

No impact. Sensitive receptors in the project area and their distances from the project site area contained Table 1.3-2. Based on the information provided in section b.), above, the proposed project would not result in the violation of any air quality standards or contribute substantially to an existing or projected air quality violation.

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

Less than significant impact. The project will not create a new source of objectionable odors nor would odors be detectable at off-site properties. The monopole and related equipment would not generate odors that would impact a substantial number of people for an extended time.

1.4 BIOLOGICAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. Biological Resources.				
Would the project:				
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 the U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Environmental Setting

<u>Vegetation Communities</u>

Agricultural Land

The site is zoned AG-80, and the project would be constructed on a 660 square foot lease area on the existing parcel. Agricultural land is located to the north, west, east, and south. One single-family residence is located to the northeast. Common species observed within this community type includes mourning dove, American crow, Brewer's blackbird, sandhill crane, various raptor species, egrets, and many species of rodents. Special-status wildlife species associated with agricultural lands, such as the northern harrier and giant garter snake, may use adjacent irrigation canals and freshwater marsh vegetation for foraging or breeding. Giant garter snakes have the potential to occur in irrigation

canals and can use the adjacent agricultural lands as foraging and basking habitat. Swainson's hawks also will forage in agricultural lands. Irrigated pastures may provide suitable nesting habitat for the northern harrier and short-eared owl.

Special-Status Species

Many species of plants and animals within the State of California have low populations, limited distributions, or both. Such species may be considered "rare" and are vulnerable to extirpation as the state's human population grows and the habitats these species occupy are converted to agricultural and urban uses. A sizable number of native species and animals have been formally designated as threatened or endangered under State and Federal endangered species legislation. Others have been designated as "Candidates" for such listing and the California Department of Fish and Wildlife (CDFW) have designated others as "Species of Special Concern". The California Native Plant Society (CNPS) has developed its own lists of native plants considered rare, threatened or endangered. Collectively, these plants and animals are referred to as "special status species."

Various direct and indirect impacts to biological resources may result from the small amount of development enabled by the project, including the loss and/or alteration of existing undeveloped open space that may serve as habitat. Increased vehicle trips to and from the project site can result in wildlife mortality and disruption of movement patterns within and through the project vicinity. Disturbances such as predation by pets (e.g., cats and dogs) and human residents may also occur at the human/open space interface, while conversion of land from lower to higher density residential use can lead to a predominance of various urban-adapted wildlife species (e.g., coyotes, raccoons, ravens and blackbirds) that have been observed to displace more sensitive species.

California Environmental Quality Act Guidelines Section 15065 requires a mandatory finding of significance for projects that have the potential to substantially degrade or reduce the habitat of a threatened or endangered species, and to fully disclose and mitigate impacts to special status resources. For the purposes of this Initial Study, the California Environmental Quality Act (Sections 21083 and 21087, Public Resources Code) defines mitigation as measure(s) that:

- Avoids the impact altogether by not taking a certain action or parts of an action.
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation.
- Rectifies the impact by repairing, rehabilitating, or restoring the impacted environment.
- Reduces or eliminates the impact over time by preservation and maintenance operations during the life of the project.
- Compensates for the impact by replacing or providing substitute resources or environments.

The California Natural Diversity Database (CNDDB) was reviewed to determine if any special-status species have the potential to occur on the project site or its vicinity. Table 1.4-1 lists each special-status species identified within a two-mile radius of the project site, along with regulatory status and habitat requirements for each special-status species. A total of two special-status species are known to inhabit areas within the vicinity of the project site.

Table 1.4-1. Special-Status Species in the vicinity of the project site

Scientific Name	Common Name	Federal Status	State Status	CNPS/DFG List	Habitat
PLANTS					
Limnanthes floccosa ssp. californica	Butte County meadow foam	Endangered	Endangered		Eastern Sacramento Valley in Butte County
BIRDS					
Agelaius tricolor	Tricolored Blackbird	None	Threatened		Habitat, Cattail or tule marshes; forages in fields, farms. Breeds in large freshwater marshes, in

				dense stands of cattails or bulrushes.
CRUSTACEANS				
Lepidurus packardi	Vernal pool tadpole shrimp	Endangered	None	Vernal pool tadpole shrimp inhabit seasonal, vernal pools or swales that form in slight depressions after being inundated following fall and winter rains
VERNAL POOL HABITAT				
Northern Volcanic Mud Flow Vernal Pool	*Northern Volcanic Mud Flow Vernal Pool*	None	None	Shallow ephemeral waterbodies found in depressions among grasslands and open woodlands throughout intermountain valleys of California.

Source: California Natural Diversity Database.

Discussion

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

No impact. The lease area is occupied by disturbed land. Vegetation on-site is comprised of ruderal weed species, non-native grasses, native and ornamental trees. The project would develop a new monopole telecommunication facility on a disturbed area. No impact to habitat would occur as a result of the project action.

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

No impact. As stated, the site is disturbed agricultural land. Vegetation on-site is comprised of ruderal weed species. There are no areas of native vegetation including riparian woodland vegetation or oak trees. Thus, no riparian habitat or other sensitive natural communities would be affected by construction of the project.

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

No impact. No natural drainage features occur on or proximal to the area proposed for construction of the monopole. The project action would have no effect on any state or federally protected wetlands, marsh areas or vernal pool resources.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No impact. The project site is fenced and cultivated agricultural land and not located within the Butte County migratory deer corridors. No major migratory routes or corridors have been designated through the project site, and the existing developed components of the project area preclude use of the area as a migratory wildlife corridor for large mammals. The proposed monopole would not interfere with existing migratory wildlife populations that may use land adjacent to the site.

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

No impact. No native oak trees occur on the portion of the site affected by the project. Further, no trees are proposed to be removed as part of the project. Thus, no trees would be affected by the proposed monopole.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No impact. The Butte Regional Conservation Plan (BRCP) is a joint Habitat Conservation Plan (HCP)/National Community Conservation Plan (NCCP) that is currently being prepared for the western half of Butte County. In the event the BRCP is adopted, individual projects and development that occur in the BRCP planning area would need to be coordinated with the Butte County Association of Governments to ensure that the project does not conflict with the BRCP. No resources affected by the plan occur on-site. Further, because the plan has not been adopted, the proposed project will not conflict, nor interfere with, the attainment of the goals of the proposed plan.

1.5 CULTURAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. Cultural Resources.				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☐	☐	☒
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☐	☒

Discussion

a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?

No impact. The parcel is developed with a single-family residence, outbuildings and related improvements. The majority of the site is cultivated agricultural land. New construction would be required to install the monopole and associated equipment. Ground disturbing activities would be confined to the 660 square foot lease area and access easement. No new construction or ground-disturbing activities are proposed that would result in impacts to historic resources. No features exist on the property, including objects, sites, or landscapes, that could be considered as having historic value to California Native American tribes, or eligible for listing in the California Register of Historic Resources.

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

No impact. No new construction or ground-disturbing activities are proposed that would result in impacts to known historic or cultural resources. No features exist on the property, including objects, sites, or landscapes, that could be considered as having cultural value to California Native American tribes or eligible for listing in the California Register of Historic Resources.

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

No impact. No new construction or ground-disturbing activities are proposed that would result in impacts to unknown human remains. The monopole, equipment cabinets, and fencing would have no effect on previously undiscovered human remains.

1.6 ENERGY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Energy.				
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

Discussion

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

No impact. Project development consumes energy primarily in two ways: (1) construction activities consume energy through the operation of heavy off-road equipment, trucks, and worker traffic, and (2) operation of new facilities would consume energy from electricity and propane gas consumption, energy used for water conveyance, and vehicle operations to and from the project site.

In this case, the project would construct a new monopole, equipment pad, cabinets, and fence. Energy consumption would be limited to what is required to assemble and erect the monopole, install electrical service, equipment cabinets, and security fence. Operation of the facility would require electricity like other similar telecommunication facilities. This would not be considered wasteful, inefficient or unnecessary. Thus, no impact from energy consumption would occur.

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

No impact. Many of the state and federal regulations regarding energy efficiency are focused on increasing building efficiency and renewable energy generation, as well as reducing water consumption and Vehicles Miles Traveled. The proposed project would increase electrical demand; however, the site is not used for or proposed for use as a site for renewable energy generation nor would energy be used inefficiently. No impact would occur under this threshold.

1.7 GEOLOGY AND SOILS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. Geology and Soils.				
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to California Geological Survey Special Publication 42.)	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
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?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
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?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

Discussion

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

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to California Geological Survey Special Publication 42.)

Less than significant impact. No known active faults are underlying, or adjacent to, the project site. The Cleveland Hill fault is the only active fault zone in Butte County identified in the most recent Alquist-Priolo Earthquake Fault Zoning Map. The Cleveland Hill fault is located east of Dunstone Drive and Miners Ranch Road, between North Honcut Creek and Mt. Ida Road, approximately 4± miles southeast of the City of Oroville and 6± miles southeast of the site. Because the nearest active fault is located a considerable distance from the project site, the likelihood of a surface rupture at the project site is very low and would not be a design or operational consideration for the project.

ii) Strong seismic ground shaking?

Less than significant impact. Ground shaking at the project site could occur due to the earthquake potential of the region's active faults. However, active faults are relatively distant from the project site and would result in low to moderate-intensity ground shaking during seismic events.

iii) Seismic-related ground failure, including liquefaction?

Less than significant impact. According to Butte County General Plan 2040, areas that are at risk for liquefaction can be found on the valley floor, especially near the Sacramento and Feather Rivers and their tributaries, which have a higher potential to contain sandy and silty soils. However, no new construction activities are proposed that would result in the development of a structure that would be potentially impacted by liquefaction.

iv) Landslides?

No impact. The project site is flat, and no steep slopes are located on the site. As a result, there is no potential for landslides on the project site. No impact would occur under this threshold.

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

No impact. According to Figure HS-8 of Butte County General Plan 2040, the project site has a slight potential for soil erosion. Surface soil erosion and loss of topsoil have the potential to occur in any area of the county from disturbances associated with construction-related activities. The proposed action would not require new construction or related ground disturbance. Thus, the project would have no impact with respect to soil erosion or loss of topsoil.

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?

No impact. According to Butte County General Plan 2040 (Figure HS-7), the project site is located in an area within a low to no potential for landslides. To date, there have been no documented incidents of subsidence in Butte County. Further, the project would not require new development or related soil disturbances on the site. Future operation of the facility would not be exposed to greater potential for liquefaction, lateral spreading and subsidence with implementation of the proposed action.

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

Less than significant impact. According to Figure HS-9 in the Butte County General Plan 2040, the project site is located in an area with low to moderate potential for expansive soils. Expansive soils are those that have potential to undergo significant changes in volume, either shrinking or swelling, with changes in moisture content. Periodic shrinking and swelling of expansive soils can cause extensive damage to buildings, other structures and roads. Soils of high expansion potential generally occur in the level areas of the Sacramento Valley, including the City of Oroville and other population centers. The project would require isolated soil disturbances on the site for installation of the monopole foundation, development pad, electrical service, equipment cabinets and fencing. However, future operation of the facility would not be exposed to greater potential for liquefaction, lateral spreading and subsidence with implementation of the proposed action.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No impact. The project would not generate wastewater; thus, no septic system would be required. No impact would occur.

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

No impact. No paleontological resources are known to occur on the project site. Excavation would be limited to what is required within the 660 square foot lease area to install the required equipment. No impact to paleontological resources would occur.

1.8 GREENHOUSE GAS EMISSIONS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. Greenhouse Gas Emissions.				
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Discussion

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

Less than significant impact. The project would generate greenhouse gas (GHG) emissions during the construction and operation of the telecommunication facility. Construction-related emissions during development may be generated from construction equipment exhaust and construction employee vehicle trips to and from the worksite. Project's construction emissions would occur over a short duration and consist primarily of equipment exhaust emissions. The long-term regional emissions associated with the project would mainly arise from the creation of one new monthly inspection and maintenance trip and indirect sources emissions from electricity consumption.

The Butte County Climate Action Plan (CAP) was adopted in February 2014 and updated in December 2021. The Butte County CAP includes strategies and associated actions related to public education and outreach efforts regarding reducing GHG emissions, administrative actions to monitor progress, and encouraging participation in programs. The strategies either apply to existing buildings that have already completed the environmental analysis, address operational characteristics of the county, or encourage options for actions that would reduce GHG emissions.

The project is allowed in the AG-80 zone with approval of a conditional UP; thus, construction activities and operations are consistent with the Butte County General Plan. GHG emissions associated with the build-out of the project site have been analyzed and mitigated with the adoption of the Butte County CAP and the continued implementation of its strategies. Electricity consumed during construction and operations is provided primarily by the area service provider regulated by state renewable energy plans. Vehicles used during construction, and generated by the project's operations, would conform to state regulations and plans regarding fuel efficiency. Therefore, the project would not generate substantial GHG emissions, either directly or indirectly, significantly impacting the environment. Impacts are less than significant.

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

Less than significant impact. The project's consistency with the Butte County General Plan would ensure compliance with the GHG emission reduction strategies in the Butte County CAP, which in turn, support County-wide efforts to meet statewide GHG emission reduction goals. Therefore, impacts would be less than significant.

1.9 HAZARDS AND HAZARDOUS MATERIALS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. Hazards and Hazardous Materials.				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
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?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☒	☐

Discussion

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

No impact. The project would be a monopole telecommunications facility with related improvements including a 30 kilowatt backup generator is proposed. Up to 134 gallons of diesel fuel would be stored on-site within a containment area. The project would no create significant hazards to the public or environment through the transport, use or disposal of hazardous materials.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?

Less than significant impact. The project would not emit hazardous emissions or handle hazardous materials. Publicly-available hazardous materials (e.g., paint, maintenance supplies) may be required for maintenance and cleaning. These materials are not used in sufficient strength or quantity to create a substantial risk of fire or explosion, or otherwise pose a substantial risk to human or environmental health. Operation of the telecommunications facility would not create a permanent significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No impact. The closest school is Poplar Elementary School which is located approximately 4 miles southeast of the site. No schools are located within one-quarter mile of the site. However, no hazardous emissions would be generated by the project nor would acutely hazardous materials, substances or waste be handled on the site.

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?

No impact. A review of regulatory agency databases, which included lists of hazardous materials sites compiled pursuant to California Government Code Section 65962.5, did not identify a contamination site within one-quarter mile of the project site.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No impact. No public use airports have been identified to be located within two miles of the project site. The closest public use airport is Oroville Municipal Airport, located approximately 4 miles southeast of the project site. The proposed project is located outside the Airport Influence Area; and therefore, would not result in impacts to people residing on, or visiting, the project site.

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

No impact. The proposed action would not require a new non-exclusive access easement from Highway 99. However, the project would not include any actions that physically interfere with emergency response or emergency evacuation plans. One new monthly inspection/maintenance trip would be required; however, that would result in a negligible change to overall volumes on Highway 99. No impact would occur under this threshold.

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

Less than significant impact. The project is located in a low fire hazard area as designated by the State Department of Forestry and Fire Protection. The project site is within a Local Responsibility Area (LRA), which means that the Butte County Fire Department has fiscal responsibility for preventing and suppressing fires. The nearest staffed fire station is Butte County Fire Station #63, located at 176 Nelson Avenue, Oroville, California, approximately 6.4 miles east of the site. The proposed action would not expose people or structures to a

significant risk or loss, injury or death involving wildland fires. A less than significant impact would occur under this threshold.

1.10 HYDROLOGY AND WATER QUALITY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. Hydrology and Water Quality.				
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☐	☒
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial on- or offsite erosion or siltation;	☐	☐	☐	☒
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☐	☒
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☐	☒
iv) Impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

Discussion

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

No impact. The proposed action would not generate wastewater or otherwise change the quality or volume of water exiting the site. Thus, no impact to water quality standards and related discharge requirements would occur with the project.

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

No impact. The Sacramento Valley Groundwater Basin supplies a portion of the municipal and agricultural water demands for the City of Oroville and surrounding unincorporated areas. The project site is located over the Sacramento Valley Groundwater Basin which underlies the majority of eastern Butte County.

According to the Butte County Groundwater Management Plan (2005), groundwater supplies approximately 31% of potable water demand county-wide. Water demand for the unincorporated areas of the county was projected to grow from 8,322.3 million gallons in 2000 to 9,736.4 million gallons in 2030, an increase of 17 percent. As noted, a private well currently supplies domestic water. No additional water demand would be associated with implementation of the proposed project.

The net increase in impervious surfaces relative to existing conditions would consist of the equipment cabinets. Further, no water service would be required. The proposed action would not cause a change in surface infiltration or a decrease in the percolation of water in the settling ponds into the underlying aquifers. As shown in Figure 2-7 of the Butte County Groundwater Plan, the project site is not located in a groundwater recharge area for the Sacramento Valley Groundwater Basin. No impacts to groundwater supplies and recharge would occur.

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

i) Result in substantial on- or offsite erosion or siltation;

No impact. The proposed action would have no effect on erosion or siltation occurring on- or off-site. With the exception of grading required to create the development site, no changes to the landform or drainage patterns would occur and minimal ground disturbance would be required. See response to 1.10 (a) above. The project would not alter the course of a stream or river. No impact would occur under this threshold.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

No impact. The proposed action would result in a negligible increase in impervious surface area from construction of new facilities. The existing drainage patterns on-site would not be affected. Storm water would percolate into the existing soil surrounding the site or drain into a subsurface vault located near the southwest corner of the lease area. The project would not result in on- or off-site flooding. Impacts would be less than significant.

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

No impact. Stormwater drainage systems in the project area currently consists of roadside ditches and culverts that capture surface runoff, which ultimately infiltrate into the underground aquifer or conveyed to area waterways. Precipitation that falls on vacant land percolates into the soil. The project would not increase runoff from impervious surfaces or otherwise affect the ability of existing on-site stormwater detention to accommodate stormflows. No impacts would occur under this threshold.

iv) Impede or redirect flood flows?

No impact. The project site is not located within a 100-year mapped flood zone (FEMA Flood Insurance Rate Map No. 06007C0765E, January 6, 2011). As referenced, the project would not redirect on-site drainage patterns or impede or redirect flood flows. All on-site drainage would be managed to ensure existing flows off-site are maintained. The project would not expose people or structures to flood hazard from severe storm events. No impact would occur under this threshold.

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

No impact. The project site is not located within a 100-year mapped flood zone (FEMA Flood Insurance Rate Map No. 06007C1150E, January 6, 2011). The project would not redirect on-site drainage patterns or impede or redirect flood flows on or surrounding the site. All on-site drainage would be managed to ensure pre-construction flows off-site are maintained. The project would not expose people or structures to flood hazard from severe storm events. Per the General Plan Health and Safety Element Figure HS-5, the project site, is in the western portion of the Lake Oroville dam inundation zone. The project site is not located in an area that would be impacted by a seiche, tsunami, or mudflows. Because the project would not require on-site personnel, no impact would occur in the event of a dam failure. No impact would occur under this threshold.

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

No impact. The project site is located outside the Butte County Groundwater Management Plan area. As referenced, the site is within the Sacramento River Valley Groundwater Basin; however, no water service is required for operation of the project. The project would not affect groundwater demand or recharge. No impact would occur under this threshold.

1.11 LAND USE AND PLANNING

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. Land Use and Planning.				
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

Environmental Setting

The General Plan Update represents the basic community values, ideals and aspirations with respect to land use, development, transportation, public services, and conservation policy that will govern Butte County through 2040. The land use element of the general plan designates the land use of areas within the County, and includes a description of the characteristics and intensity of each land use category. The land use designation for the project site is Agriculture – 20. It is located south of the City of Oroville in unincorporated Butte County.

Agriculture

This designation allows the cultivation, harvest, storage, processing, sale, and distribution of all plant crops, especially annual food crops, as well as roadside stands for the sale of agricultural products grown or processed on the property. The Agriculture designation also allows livestock grazing, animal husbandry, intense animal uses, and animal matter processing. Alternative energy facilities are allowed in the Agriculture designation, subject to permit requirements. Residential uses in the Agriculture land use designation are limited to one single-family dwelling and a second dwelling unit per legal parcel. Farm labor housing is also permitted. The minimum parcel size is between 20 to 160 acres, although existing parcels smaller than the minimum may remain as legal parcels.

Butte County Zoning Ordinance

The Zoning Ordinance implements the goals and policies of the Butte County General Plan by regulating the uses of land and structures within the County. The zoning designation of the proposed project site and the intended uses of the site are as follows:

Agricultural 80 (AG 80)

The purpose of the AG zone is to support, protect, and maintain a viable, long-term agricultural sector in Butte County. Standards for the AG zone maintain the vitality of the agricultural sector by retaining parcel sizes necessary to sustain viable agricultural operations, protecting agricultural practices and activities by minimizing land-use conflicts, and protecting agricultural resources by regulating land uses and development intensities in agricultural areas. Permitted uses include crop cultivation, animal grazing, stock ponds, and agricultural processing. More intensive agricultural activities, such as animal processing, dairies, hog farms, stables, forestry and logging, and mining and oil extraction, are permitted with the approval of a Conditional Use Permit. One single-family home and one second unit and accessory dwelling unit is permitted on each legally established parcel within the AG zone, and residential uses for agricultural employees are permitted as an accessory use within the AG zone. The minimum permitted parcel size in the AG zone ranges from 20 acres to 160 acres. The AG zone implements the Agricultural land use designation in the General Plan.

Use Permit

As stated, the proposed action is subject to approval of a Use Permit. The finding associated with approval of a Conditional Use Permit application are as follows:

Butte County Code § 24-217 (Conditional Use Permit - Findings)

A. The proposed use is allowed in the applicable zone.

B. The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and future land uses in the vicinity of the subject property.

C. The proposed use will not be detrimental to the public health, safety, and welfare of the County.

D. The proposed use is properly located within the County and adequately served by existing or planned services and infrastructure.

E. The size, shape, and other physical characteristics of the subject property are adequate to ensure compatibility of the proposed use with the existing and future land uses in the vicinity of the subject property.

F. The proposed project would have no significant or adverse environmental impacts.

Discussion

a) Physically divide an established community?

No impact. The subject property is a 660 square foot lease area within an existing disturbed area near an existing outbuilding. The proposed action would allow the installation of a monopole, equipment cabinets and related improvements to enhance telecommunication infrastructure within the area. The project would not require any changes to an existing facility. No structures would be removed nor would neighboring parcels be affected by the project.

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

No impact. The project is deemed consistent if the proposed use is consistent with the applicable General Plan designation and text, the applicable General Plan is legally adequate and internally consistent, and the anticipated types activities are appropriate to the land use designated for the area. The proposed project does not include an amendment to the existing land use designation and would be consistent with the zoning designation provided a UP is approved. The proposed project is a request for a UP, consistent with Section 24-217 of the Butte County Zoning Ordinance. Implementation of the project would not result in a conflict with zoning ordinances because the project is a conditionally allowed use in the AG-80 zone with the approval of a UP. The project will not generate any inconsistencies with applicable zoning standards and General Plan policies.

1.12 MINERAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. Mineral Resources.				
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No impact. The majority of Butte County's sand and gravel deposits occur in two regions, along the Sacramento River and within a band running from north to south down the center of the county. There are no known economically viable sources of rock materials in the immediate vicinity of the project site and no mining has occurred on the project site or surrounding area. Approval of the proposed action would not preclude future extraction of available mineral resources. No impact would occur under this threshold.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No impact. The project site is not within or near any designated locally-important mineral resource recovery site. Further, construction of the monopole and related improvements would not require the use of mineral resources. No impact would occur under this threshold.

1.13 NOISE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII.Noise.				
Would the project result in:				
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 in other applicable local, state, or federal standards?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Environmental Setting

According to the Butte County General Plan 2040, noise is a concern throughout Butte County, but especially in rural areas and in the vicinity of noise-sensitive uses such as residences, schools, and churches. Noise is discussed in the Health and Safety Chapter of the Butte County General Plan 2040. Tables HS-2 and HS-3 in the County General Plan (included as Tables 1.13-1 and 1.13-2 below) outline the maximum allowable noise levels at sensitive receptor land uses.

Table 1.13-1. Maximum Allowable Noise Exposure Transportation Noise Sources

	Exterior Noise Level Standard for Outdoor Activity Areasa		Interior Noise Level Standard	
LAND USE	Ldn/CNEL, dB	Leq, dBAb	Ldn/CNEL, dB	Leq, dBAb
Residential	60c	-	45	-
Transient Lodging	60c	-	45	-
Hospitals, nursing homes	60c	-	45	-
Theaters, auditoriums, music halls	-	-	-	35
Churches, meeting halls	60c	-	-	40
Office Buildings	-	-	-	45
Schools, libraries, museums	-	70	-	45
Playgrounds, neighborhood parks	-	70	-	-

Source: Table HS-2, Butte County General Plan 2030

[a] Where the location of outdoor activity areas is unknown, the exterior noise-level standard shall be applied to the property line of the receiving land use.

[b] As determined for a typical worst-case hour during periods of use.

[c] Where it is not possible to reduce noise in outdoor activity areas to 60 dB Ldn/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB Ldn/CNEL may be allowed, provided that available exterior noise-level reduction measures have been implemented and interior noise levels are in compliance with this table.

Table 1.13-2. Maximum Allowable Noise Exposure Non-Transportation Noise Sources

NOISE LEVEL DESCRIPTION	Daytime 7 am - 7 pm		Evening 7 pm - 10 pm		Night 10 pm - 7 am	
	Urban	Non-Urban	Urban	Non-Urban	Urban	Non-Urban
Hourly Leq (dB)	55	50	50	45	45	40
Maximum Level (dB)	70	60	60	55	55	50

Source: Table HS-3, Butte County General Plan 2040

Notes:

1. "Non-Urban designations" are Agriculture, Timber Mountain, Resource Conservation, Foothill Residential and Rural Residential. All other designations are considered "urban designations" for the purposes of regulating noise exposure.

2. Each of the noise levels specified above shall be lowered by 5 dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g. caretaker dwellings).

3. The County can impose noise level standards which are up to 5 dB less than those specified above based upon determination of existing low ambient noise levels in the vicinity of the project site.

4. In urban areas, the exterior noise level standard shall be applied to the property line of the receiving property. In rural areas, the exterior noise level standard shall be applied at a point 100 feet away from the residence. The above standards shall be measured only on property containing a noise sensitive land use. This measurement standard may be amended to provide for measurement at the boundary of a recorded noise easement between all affected property owners and approved by the County.

NOISE LEVEL DESCRIPTION	Daytime 7 am - 7 pm		Evening 7 pm - 10 pm		Night 10 pm - 7 am	
	Urban	Non-Urban	Urban	Non-Urban	Urban	Non-Urban
Hourly Leq (dB)	55	50	50	45	45	40
Maximum Level (dB)	70	60	60	55	55	50

Source: Table HS-3, Butte County General Plan 2030

Notes:

1. "Non-Urban designations" are Agriculture, Timber Mountain, Resource Conservation, Foothill Residential and Rural Residential. All other designations are considered "urban designations" for the purposes of regulating noise exposure.

2. Each of the noise levels specified above shall be lowered by 5 dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g. caretaker dwellings).

3. The County can impose noise level standards which are up to 5 dB less than those specified above based upon determination of existing low ambient noise levels in the vicinity of the project site.

4. In urban areas, the exterior noise level standard shall be applied to the property line of the receiving property. In rural areas, the exterior noise level standard shall be applied at a point 100 feet away from the residence. The above standards shall be measured only on property containing a noise sensitive land use. This measurement standard may be amended to provide for measurement at the boundary of a recorded noise easement between all affected property owners and approved by the County.

Table 1.13.1, above, identifies the maximum allowable noise exposure to a variety of land uses from transportation sources, including from roadways, rail and airports. Table 1.13-2 identifies the maximum allowable noise exposure from non-transportation sources. In the case of transportation noise sources, exterior noise level standards for residential outdoor activity areas are 60 dB (Ldn/CNEL). However, where it is not possible to reduce noise in an outdoor activity area to 60 dB Ldn /CNEL or less using a practical application of the best-available noise-reduction measures, an exterior noise level of up to 65 dB may be allowed, provided that available exterior noise-level reduction measures have been implemented and interior noise levels are in compliance with applicable standards.

Butte County Noise Ordinance

Chapter 41A, Noise Control, of the Butte County Code of Ordinance applies to the regulation of noise. The purpose of the noise ordinance is to protect the public welfare by limiting unnecessary, excessive, and unreasonable noise. Section 41A-7 specifies the exterior noise limits that apply to land use zones within the County, which are provided in Table 1.13-2.

The Butte County Noise Ordinance provides the County with a means of assessing complaints of alleged noise violations and to address noise level violations from stationary sources. The ordinance includes a list of activities that are exempt from the provisions of the ordinance. Relevant information related to the exterior and interior noise limits set out by the Butte County Noise Ordinance are included below.

Chapter 41A-9 Exemptions

The following are exempted activities identified in Chapter 41A-9 that are applicable to the proposed project:

(f) Noise sources associated with construction, repair, remodeling, demolition, paving or grading of any real property or public works project located within one thousand (1,000) feet of residential uses, provided said activities do not take place between the following hours:

- Sunset to sunrise on weekdays and non-holidays;
- Friday commencing at 6:00 p.m. through and including 8:00 a.m. on Saturday, as well as not before 8:00 a.m. on holidays;
- Saturday commencing at 6:00 p.m. through and including 10:00 a.m. on Sunday; and,
- Sunday after the hour of 6:00 p.m.

Provided, however, when an unforeseen or unavoidable condition occurs during a construction project and the nature of the project necessitates that work in process be continued until a specific phase is completed, the contractor or owner shall be allowed to continue work into the hours delineated above and to operate machinery and equipment necessary to complete the specific work in progress until that specific work can be brought to conclusion under conditions which will not jeopardize inspection acceptance or create undue financial hardships for the contractor or owner;

(g) Noise sources associated with agricultural and timber management operations in zones permitting agricultural and timber management uses;

(h) All mechanical devices, apparatus or equipment which are utilized for the protection or salvage of agricultural crops during periods of adverse weather conditions or when the use of mobile noise sources is necessary for pest control;

(i) Noise sources associated with maintenance of residential area property, provided said activities take place between 7:00 a.m. to sunset on any day except Saturday, Sunday, or a holiday, or between the hours of 9:00 a.m. and 5:00 p.m. on Saturday, Sunday, or a holiday; and, provided machinery is fitted with correctly functioning sound suppression equipment;

Chapter 41A-8 Butte County Interior Noise Standards

Interior noise standards discussed in Chapter 41A apply to all noise sensitive interior area within Butte County. The maximum allowable interior noise level standards for residential uses is 45 dB Ldn/CNEL, which is designed for sleep

and speech protection. The typical structural attenuation of a residence from an exterior noise is 15 dBA when windows facing the noise source is open. When windows in good condition are closed, the noise attenuation factor is around 20 dBA for an older structure and 25 dBA for a newer dwelling constructed consistent with Title 24 of the California Energy Code.

Table 1.13-3. Maximum Allowable Interior Noise Standards

NOISE LEVEL DESCRIPTION	Daytime 7 am - 7 pm	Evening 7 pm - 10 pm	Nighttime 10 pm - 7 am
Hourly Leq (dB)	45	40	35
Maximum Level (dB)	60	55	50
Source: Butte County Code Chapt. 41A-8, Interior Noise Standards			

Discussion

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

Less than significant impact. Post-construction, the project would not generate noise. The project site is approximately 0.4 mile south and west of the nearest sensitive property. Other than one monthly inspection and maintenance trips, the proposed action would not change existing noise levels.

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

No impact. The proposed action would require minor grading and excavation to accommodate installation of the equipment. The nearest sensitive properties are located approximately 0.4 miles northeast of the site. No temporary or permanent sources of groundborne vibration proximal to an existing receiver would occur. Post-construction, the project would not generate vibration.

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

No impact. The Oroville Municipal Airport is located approximately 4 miles southeast of the site. As referenced, the project site is located outside the Airport Influence Area. Thus, while aircraft overflights would be audible at the project site, the project would not expose people to excessive noise levels from a public use airport or private airstrip. No impact would occur under this threshold.

1.14 POPULATION AND HOUSING

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. Population and Housing.				
Would the project:				
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)?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion

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)?**

No impact. The project would construct a new monopole and related equipment on a 660 square foot leased area within an existing 1.6-acre residential parcel adjacent to agricultural land. No new jobs would be generated nor would the action induce population growth in the County.

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

No impact. The proposed monopole and equipment would not result in the loss of existing housing or cause an increase in the local population that would displace existing residents, necessitating the construction of additional housing.

1.15 PUBLIC SERVICES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. Public Services.				
Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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:				
Fire protection?	☐	☐	☐	☒
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☒	☐

Discussion

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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:

Fire protection?

No impact. The project is not located in a high fire hazard area as designated by the State Department of Forestry and Fire Protection. The project site is within a Local Responsibility Area (LRA), which means that the Butte County Fire Department has fiscal responsibility for preventing and suppressing fires. The nearest staffed fire station is Butte County Fire Station #63, located at 176 Nelson Avenue, Oroville, California, approximately 6.4 miles east of the site. The proposed project would be an unmanned telecommunication facility. It would not increase demand for fire protection.

Police protection?

No impact. The Butte County Sheriff's Office (BCSO) provides law enforcement service to the site from the headquarters located in the City of Oroville. The BCSO also maintains a mutual aid agreement with the Oroville Police Department. Municipal police departments are responsible for protecting the citizens and property within their jurisdictions. Under the terms of the mutual aid agreements, the BCSO can assume that role in these jurisdictions upon request or in the event of the inability of municipal police departments to provide law enforcement. Implementation of the proposed project could increase service calls when development occurs. The project would not require any new law enforcement facilities or the alteration of existing facilities to maintain acceptable performance objectives. No increase in demand for law enforcement is anticipated. No impact would occur under this threshold.

Schools?

No impact. The proposed action would allow construction of a new monopole and related equipment. It would not affect demand for school facilities in the area. No impact would occur under this threshold.

Parks?

No impact. Approval of the project would allow construction of a new monopole and related equipment. The project would not affect demand for existing local and regional park facilities. No impact would occur under this threshold.

Other public facilities?

Less than significant impact. Development of the project would require electrical service. These site-specific improvements would not cause any adverse project impacts or otherwise increase demand for County services such as fire protection, road maintenance, law enforcement, schools, recreation and libraries.

1.16 RECREATION

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. Recreation.				
Would the project:				
a) 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?	☐	☐	☐	☒
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☒

Discussion

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No impact. The proposed project would allow construction of a new monopole and related equipment on a 660 square foot lease site located within an existing residential property. The project would not affect recreational resources. No impact would occur under this threshold.

b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

No impact. The project would not include recreational facilities nor would the monopole and related equipment require the expansion of existing recreational facilities. The project would not result in any adverse physical effects on the environment from construction or expansion of recreational facilities. No impact would occur under this threshold.

1.17 TRANSPORTATION

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. Transportation.				
Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐
b) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
c) Result in inadequate emergency access?	☐	☐	☐	☒

Discussion

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

Less than significant impact. The proposed project would allow construction of a new monopole and related equipment. One monthly inspection and maintenance trip would be required during operation of the project. Operation of Highway 99 would not be affected by the project. Impacts would be less than significant.

There are no designated pedestrian or bicycle transportation facilities located near the project site, nor are such facilities proposed for the project area. Highway 99 is not identified as an existing or planned bike route in the adopted *2011 Butte County Bicycle Plan*. Development of the project would not impact alternative transportation facilities.

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

No impact. The proposed project would not require any access improvements connecting to Highway 99. It would not change the configuration (alignment) of area roadways and would not introduce types of vehicles that would result in dangerous conditions on area roads.

c) Result in inadequate emergency access?

No impact. The project site would be accessed via an existing private driveway from Highway 99. As stated, one monthly maintenance trip would occur and, if needed, emergency vehicles. No impact to emergency access would occur with approval of the proposed action.

1.18 TRIBAL CULTURAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. Tribal Cultural Resources.				

Has a California Native American Tribe requested consultation in accordance with Public Resources Code section 21080.3.1(b)?	☐ Yes	☒ No

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 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:

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☐	☐	☒
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☐	☐	☒

Environmental Setting

Tribal Cultural Resources are defined as a site feature, place, cultural landscape, sacred place or object, which is of cultural value to a Tribe and is either on or eligible for the California Historic Register, a local register, or a resource that the lead agency, at its discretion, chooses to treat as such (Public Resources Code Section 21074 (a)(1)).

Butte County contains a rich diversity of archaeological, prehistoric and historical resources. The General Plan 2040 EIR observes that the "archaeological sensitivity of Butte County is generally considered high, particularly in areas near water sources or on terraces along water courses" (Butte County General Plan EIR, 2010, p. 4.5-7).

A substantial adverse change upon a historically significant resource would be one wherein the resource is demolished or materially altered so that it no longer conveys its historic or cultural significance in such a way that justifies its inclusion in the California Register of Historical Resources or such a local register (CEQA Guidelines Section 15064.5, sub. (b)(2)). 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. Often such sites are found in foothill areas, areas with high bluffs, rock outcroppings, areas overlooking deer migratory corridors, or near bodies of water.

Per Assembly Bill AB 52 (Statutes of 2014) letters were sent to the Mechoopda, Paskenta, Mooretown Rancheria, and Auburn Rancheria tribes. No response from either tribe was received.

Discussion

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 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:

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

No impact. The proposed action would be constructed within an existing disturbed area that is part of the surrounding residential property and agricultural area. Grading and excavation would be limited to what is needed to install the monopole foundation, elevated equipment pad and related improvements. No historic resources are known to occur on-site and none would be affected by the project. No impact would occur under this threshold.

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

No impact. As detailed in response to Checklist Question 1.5b, no proposed construction or ground-disturbing activities are expected to result in impacts to known historic or cultural resources. No known features exist on the property, including objects, sites, or landscapes, that could be considered as having cultural value to California Native American tribes, or eligible for listing in the California Register of Historic Resources.

1.19 UTILITIES AND SERVICE SYSTEMS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. Utilities and Service Systems.				
Would the project:				
a) Require or result in the relocation or construction of construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒
c) Result in a determination by the wastewater treatment provider that 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

Environmental Setting

Solid Waste

Most municipal wastes are hauled to the Neal Road Recycling and Waste Facility, which is owned by Butte County and managed by the Butte County Department of Public Works. The Neal Road Facility is located at 1023 Neal Road, one mile east from State Highway 99, and seven miles southeast of Chico, on 190 acres owned by Butte County. The Neal Road Facility is permitted to accept municipal solid waste, inert industrial waste, demolition materials, special wastes containing nonfriable asbestos, and septage. Hazardous wastes, including friable asbestos, are not accepted at the Neal Road Facility or any other Butte County disposal facility, and must be transported to a Class I landfill permitted to receive untreated hazardous waste. The landfill has a design capacity of 25,271,900 cubic yards and is permitted to accept 1,500 tons per day; however, the average daily disposal into the landfill is approximately 466 tons. As of November 2017, the remaining capacity of the Neal Road Facility is approximately 15,449,172 cubic yards, which would give the landfill a service life to the year 2048 (Neal Road Recycling & Waste Facility, 2017).

Discussion

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

No impact. The project site is currently served by electric power (PG&E) and wireless phone service. No domestic wastewater or water service is required; no septic system or water infrastructure is needed. The project would require the extension of electrical service to the lease area. The project would not result in the relocation or construction of new or expanded infrastructure including water services, wastewater treatment stormwater drainage or natural gas. The project would be a new telecommunication facility.

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

No impact. No domestic water would be required for the project. No impact would occur.

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

No impact. No domestic wastewater service would be required. No impact would occur.

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

No impact. Operations would not generate solid waste that would require disposal at the Neal Road Recycling and Waste Facility. As stated, the Neal Road Facility has a maximum permitted throughput of 1,500 tons per day, and an estimated current daily average throughput of 466 tons per day. Facility capacity would not be affected by operation of the proposed project.

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

No impact. The proposed project would comply with statutes and regulations related to solid waste. As stated, the project would not generate solid waste. No impact would occur.

1.20 WILDFIRE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XX.Wildfire.				
Is the project located in or near state responsibility areas or lands classified as high fire hazard severity zones?				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	☐ Yes		☒ No	
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Environmental Setting

The project site is not designated as a high fire hazard by the State Department of Forestry and Fire Protection. The project site is located within a designated Local Responsibility Area (LRA); thus, Butte County has fiscal responsibility for preventing and suppressing any potential wildfires.

Discussion

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

No impact. The project would require construction of a new monopole and related equipment. Access would be provided via an existing driveway connecting to Highway 99. No lane closures or other project-related actions would create restrictions affecting emergency access or interfere with an emergency evacuation plan. No impact would occur under this threshold.

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?

No impact. The project site is located on a disturbed site within an existing 1.63-acre residential property in a AG-80 zone adjacent to agricultural land. The nearest fire station to the project site is Butte County Fire Station #63 located at 176 Nelson Avenue approximately 6.5 miles east of the site. No conditions or factors have been identified in the project area that would exacerbate wildfire risks. No impact would occur under this threshold.

c) Require the installation 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?

No impact. No off-site infrastructure improvements are needed to address fire or emergency access requirements. The proposed driveway would accommodate emergency vehicles. No increase in the risk of wildland fires would occur with the approval of the project. No impact would occur under this threshold.

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?

No impact. According to Butte County General Plan 2040 (Figure HS-7), the project site is located in an area with a no to low potential for landslides (see discussion Section 1.7.a – Geology Soils). However, based on site conditions, no impacts from post-fire instability or drainage changes have been identified. No impact would occur under this threshold.

1.21 MANDATORY FINDINGS OF SIGNIFICANCE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. Mandatory Findings of Significance.				
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 an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
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.)	☐	☐	☒	☐
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory?

Less than significant. Potential impacts to biological and cultural resources associated with future project development were analyzed in this Initial Study. All direct, indirect, and cumulative impacts were determined to have no impact or a less than significant impact. No special status species or their habitat was identified on the site. Development of the project would not cause fish or wildlife populations to drop below self-sustaining levels or restrict the movement/distribution of a rare or endangered species. No mitigation would be required.

Development would not affect known significant historic resources or known archaeological or paleontological resources. There are no known unique ethnic or cultural values associated with the project site, nor are known religious or sacred uses associated with the project site. Limited excavation would be required to install the monopole foundation, equipment cabinets, fencing and gravel driveway. No mitigation is required to address the potential discovery of unknown resources during excavation or other soil disturbance associated with development. No impact to cultural and paleontological resources would occur.

b) **Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)**

Less than significant. The project would have no impact or a less than significant impact with respect to all environmental issues pursuant to CEQA. Due to the limited scope of direct physical impacts to the environment associated with the project, potential impacts are project-specific in nature. No mitigation measures would be required.

The cumulative effects resulting from build out of the Butte County General Plan 2040 were previously identified in the General Plan Update Program EIR. The type, scale, and location of the type of activity proposed would be consistent with the County's General Plan and zoning designation with approval of a UP and is compatible with existing single-family residential development on the site and agricultural uses adjacent to the site. Because of this consistency, the potential cumulative environmental effects of the proposed project would fall within the impacts identified in the County's General Plan EIR.

c) **Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?**

Less than significant. There have been no impacts discovered through the review of this application demonstrating that approval of the UP application and implementation of the proposed action would cause substantial adverse effects to human beings either directly or indirectly. No mitigation measures are required to reduce any potential impacts to less than significant.

Authority for the Environmental Checklist: Public Resources Code Sections 21083, 21083.5.

Reference: Government Code Sections 65088.4.
Public Resources Code Sections 21080, 21083.5, 21095; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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