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 MITIGATED NEGATIVE DECLARATION
HURLETON WEST TELECOMMUNICATION FACILITY
USE PERMIT (PROJ-25-0006)

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 Mitigated Negative Declaration for the project described below. The County has prepared this Notice of Intent to Adopt a Mitigated 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/MND is available for review on the County's website at https://www.buttecounty.net/363/California-Environmental-Quality-Act-CEQ.

Project Information

Project: Hurleton West Telecommunications Facility Use Permit (PROJ-25-0006)

Location: The project site is at 77 Weger Road, 1,400 feet north of Forbestown Road, in the community of Hurleton, east of Oroville, California; Assessor Parcel Number: 072-190-038

Project Description: The applicant requests approval of a Conditional Use Permit to construct a 100-foot-tall wireless telecommunications monopine tower with a 5-foot lightning rod on top on a 4.91-acre parcel. The tower and associated equipment would be located within a 2,500-square-foot (50' x 50') enclosed lease area and secured by an 8-foot-tall chain-link fence with green privacy slats. Project construction includes underground installation of electrical service from an existing utility pole located approximately 290 feet east of the site, requiring trenching along that alignment. Access to the facility would be provided by a 12-foot-wide gravel driveway within a 15-foot-wide access easement from Weger Road. The facility would include a backup diesel generator and is designed to accommodate future co-location by additional wireless carriers.

The Initial Study/Mitigated Negative Declaration (IS/MND) is on file for public review and comment starting **March 10, 2026,** to **April 8, 2026**. All comments for the IS/MND must be submitted in writing and received by **4:00 pm, Wednesday, April 8, 2026**. 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, AICP, DIRECTOR OF DEVELOPMENT SERVICES

INITIAL STUDY AND ENVIRONMENTAL REVIEW CHECKLIST

California Environmental Quality Act (CEQA)

PROJECT INFORMATION

1.	Project Title:	Hurleton West Telecommunications Facility Use Permit (PROJ-25-0006)
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, Senior Planner 530.552.3684 rhickel@buttecounty.net
4.	Project Location:	The project site is a 2,500 square foot lease area on a 4.91-acre parcel at 77 Weger Road, 1,400 feet north of Forbestown Road, in the community of Hurleton, east of Oroville, California. APN 072-190-038
5.	Project Sponsor's Name and Address:	Verizon Wireless/Vertical Bridge c/o Sequoia Deployment Services 1 Spectrum Point Drive, Suite 130 Lake Forest Drive, CA 92630
6.	General Plan Designation:	Foothill Residential (FR)
7.	Zoning:	FR-10 (Foothill Residential, 10-acre minimum parcel size)

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.)

   Verizon Wireless, LLC (Applicant) is seeking approval of a Conditional Use Permit to construct a new 100-feet tall wireless telecommunications monopine. The facility includes three (3) C-band panel antennas, three (3) 6-foot Long-term Evolution (LTE) panel antennas, three (3) 4-foot LTE panel antennas, one (1) 4-foot microwave antenna, all within three (3) sectors. The antennas are directional and would be mounted at the top of the proposed monopine tower. Also mounted on the monopine tower will be three (3) remote radio units at approximately 93.5 feet high, with hybrid cables running within the center pipe to feed the wireless facility.

   The tower and equipment for the antennas would be located within a 2,500 square foot (50 x 50 foot) enclosed lease area behind a proposed 8' tall chain-link fence with green privacy slats. A new 12' x 4' concrete pad would be constructed within the lease area and used to mount the equipment. Equipment includes three (3) cabinets, one (1) GPS antenna, five (5) service lights, a fiber teleco box, a transformer and two (2) surge suppressors. Electrical service would be provided by Pacific Gas and Electric through a proposed underground route from the equipment enclosure to an existing utility pole located east of the site. Approximately 290 feet of trenching will be required for the installation of the electrical service. Access to the facility would be via a 15-foot-wide

utility easement and existing 12-foot-wide access road. The driveway would be bladed to remove overgrowth. Four inches of compacted Class 3 aggregate base would be used to reestablish the access driveway. A 20' x 10' parking space will be constructed within the utility easement at the entrance to the equipment enclosure. A 30 kW diesel generator with a 147-gallon tank will also be installed in the equipment enclosure to provide electrical power during a service outage. Any visible equipment will be painted for concealment as necessary. All paint will have an anti-glare finish. All pervious areas would be covered with gravel over a weed barrier.

The facility will be unstaffed and, once operational, will generate approximately one vehicle trip per month for routine maintenance and inspections. The generator would be tested for approximately one hour monthly. The project is proposed for construction in mid-2026. This will be part of an existing wireless network, and no additional activity is associated with this application. Up to two additional carriers could co-locate on the monopine. Future co-location by other carriers will occur as dictated by carrier needs, and those projects would occur under future permits from the County.

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

   The project site is a vacant 4.91-acre parcel in the Foothill Residential zoning district. The project site is surrounded by rural single-family residences and open space on lots ranging from 5 to 10 acres. The nearest off-site residence to the proposed lease area is approximately 330 feet north at 115 Weger Drive. The vegetative habitat of the site and surrounding area is characterized as mixed oak woodland, consisting of valley oaks, blue oaks, and foothill pines.

Direction	General Plan Designation	Zoning	Existing Land Use(s)
North	FR	FR-10	Open space/residential
South	FR	FR-10	Open space/residential
East	FR	FR-10	Open space/residential
West	FR	FR-10	Open space/residential

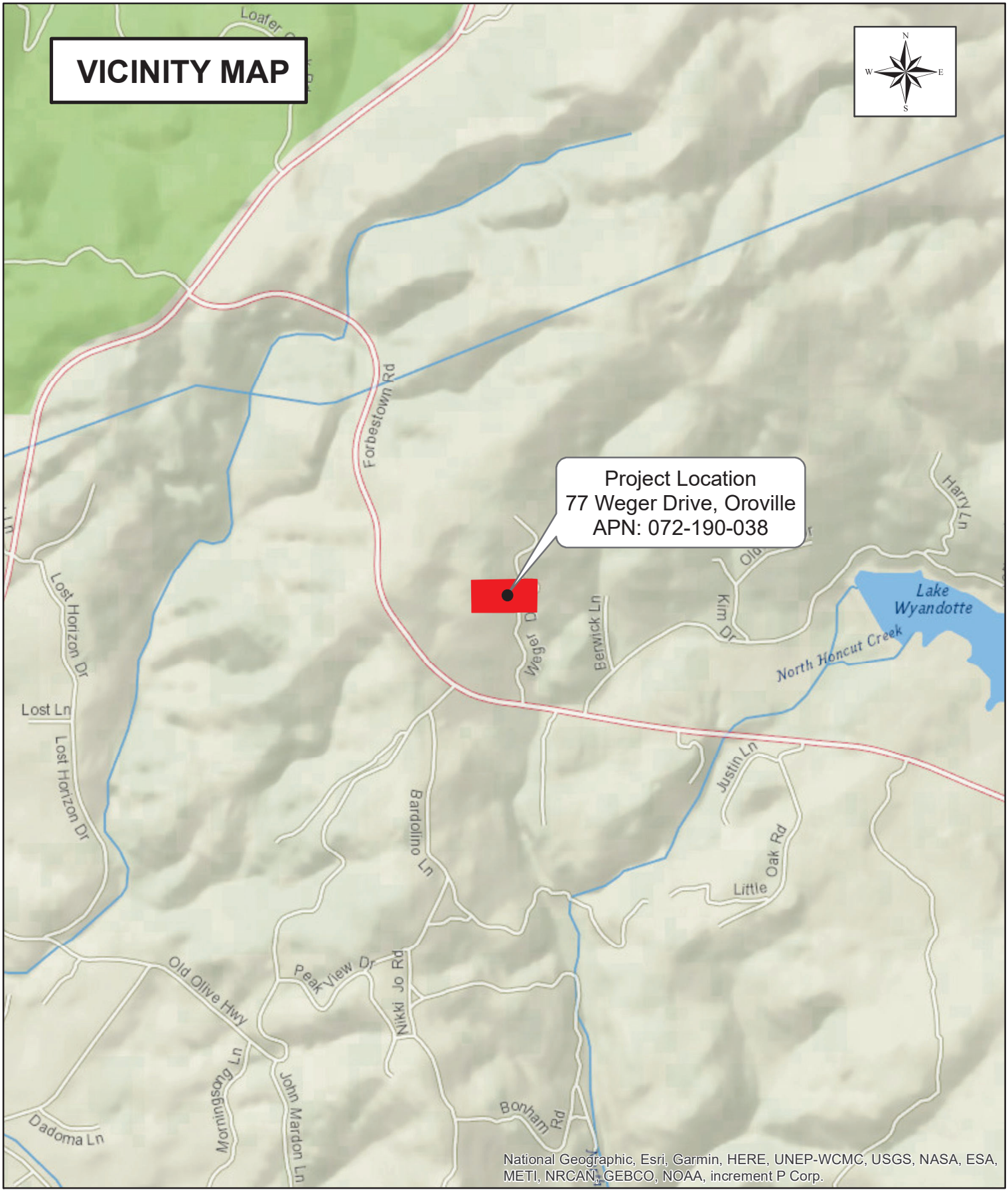
   The project would not require municipal services. The site would be accessed via an existing gravel driveway between the lease area and Weger Drive. Weger Drive is a private road approximately 12-16 feet wide, with five to ten percent slopes and a gravel surface.

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

    - Federal Communications Commission operating license.

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



Legend

- Railroad
- Roads
- Lakes
- Streams

1:15,000

0 485 970 1,940 2,910 Feet

Vertical Bridge LLC

PROJ-25-0006

PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A MONOPOLE TOWER, SPACE FOR CARRIER EQUIPMENT, AND A UTILITY BACKBOARD WITHIN A FENCED COMPOUND. NO WATER OR SEWER IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

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. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. 2022 INTERNATIONAL BUILDING CODE
2. 2022 NATIONAL ELECTRIC CODE
3. 2022 NFPA101 LIFE SAFETY CODE
4. 2022 IFC
5. AMERICAN CONCRETE INSTITUTE
6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION
7. MANUAL OF STEEL CONSTRUCTION, 13TH EDITION
8. ANSI/TIA/EIA-222-G
9. TIA 607
10. INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
11. IEEE C2 NATIONAL ELECTRIC SAFETY CODE, LATEST EDITION
12. TELECORDIA GR-1275
13. ANSI/T 311
14. UNIFORM MECHANICAL CODE
15. UNIFORM PLUMBING CODE
16. LOCAL BUILDING CODE
17. CITY/COUNTY ORDINANCES
18. STATE BUILDING CODE

verticalbridge

HURELETON WEST

77 WEGER DR, OROVILLE, CA 95966

BUTTE COUNTY
INITIAL BUILD
100' MONOPINE

APPROVAL BLOCK

		APPROVED	APPROVED AS NOTED	DISAPPROVED/REVISE
VERTICAL BRIDGE	DATE	□	□	□
SITE ACQUISITION	DATE	□	□	□
CONSTRUCTION MANAGER	DATE	□	□	□
PERMITTING	DATE	□	□	□
RF ENGINEERING	DATE	□	□	□

MDG LOCATION ID: 5000918267
FUZE ID: 16994793
VB Site ID: US-CA-5900



VICINITY MAP
N.T.S

DRAWING INDEX

DRWG. #	TITLE	REV.#	DATE
T-1	TITLE SHEET	–	–
C-1	SITE SURVEY	–	–
C-2	TITLE & EXCEPTIONS INFORMATION	–	–
C-3	TITLE & EXCEPTIONS INFORMATION	–	–
A-1	OVERALL SITE PLAN	–	–
A-2	ENLARGED SITE PLAN	–	–
A-3	EQUIPMENT LAYOUT PLAN	–	–
A-4	ANTENNA LAYOUT PLAN	–	–
A-5	ELEVATIONS	–	–



LOCATION MAP
N.T.S

PROJECT INFORMATION

PARCEL #:	072-190-038-000
DEED REFERENCE:	2024-0016821
ZONING CLASSIFICATION:	FR-10 (FOOTHILL RESIDENTIAL
ZONING JURISDICTION:	BUTTE COUNTY
GROUND ELEVATION:	1412.73' A.M.S.L.
STRUCTURE TYPE:	MONOPINE
STRUCTURE HEIGHT:	100' A.G.L.
CONSTRUCTION AREA:	2,500 S.F.
LATITUDE (NAD 83):	39° 30' 23.46" N (39.506656)
LONGITUDE:	121° 26' 00.52" W (-121.433478)

CONCRETE (SURFACE) — X — CHAIN LINK FENCE
CONCRETE (CUT) — WOOD FENCE
EARTH — WROUGHT IRON FENCE
GRAVEL — OH — OVERHEAD WIRES
PLYWOOD — E — POWER CONDUIT
STEEL — GROUND CONDUCTOR
EXISTING GRASS — PROPERTY LINE
ELEVATION DATUM — CENTERLINE
ELEVATION

PROJECT SCOPE OF WORK:

- NEW 50'X50' (2,500 SQ. FT.) EQUIPMENT LEASE AREA WITH CHAIN-LINK ENCLOSURE W/ GREEN PRIVACY SLATS
- NEW 100' CO-LOCATABLE MONOPINE
- PROPOSED 600A SWITCHGEAR W/ (1) 200A METER FOR VZW ON CONCRETE PAD
- INSTALL SHADE COVER
- INSTALL (2) NEW EQUIPMENT CABINETS
- INSTALL (1) TELCO CABINET
- INSTALL (1) ILC PANEL
- INSTALL (1) NEW GPS ANTENNA
- INSTALL (5) NEW SERVICE LIGHTS
- INSTALL ICE BRIDGE
- INSTALL (1) NEW 30KW DIESEL GENERATOR W/ 147 GALLON SUB-BASE FUEL TANK FOR EMERGENCY USE.
- INSTALL (3) C-BAND PANEL ANTENNAS
- INSTALL (6) LTE PANEL ANTENNAS (6', 3 TOTAL & 4', 3 TOTAL)
- INSTALL (3) LTE RRUS
- INSTALL (1) NEW 4' MW ANTENNA
- INSTALL (2) SURGE SUPPRESSORS (1 @ EQUIPMENT LOCATION & 1 @ ANTENNA LOCATION)

DIG ALERT:
CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING:
811
EMERGENCY:
CALL 911

PROJECT DIRECTORY

PROPERTY OWNER:	CHENG & MAYAS LO 9435 PIONEER CIR STOCKTON, CA 95212-3 CONTACT: CHENG & MAYAS LO PHONE: (209)-470-6402 EMAIL: shua_lo@yahoo.com	LEASING MANAGER:	**LEASING MANAGER:** SEQUOIA DEPLOYMENT SERVICES, INC 1 SPECTRUM POINTE DRIVE, STE 130 LAKE FOREST, CA 92630 CONTACT: BOB BALLMAIER PHONE: (949) 278-7747 EMAIL: bob.ballmaier@sequoia-ds.com
APPLICANT:	VERTICAL BRIDGE 22 W ATLANTIC AVE.,SUITE 310 DELRAY BEACH, FL 33444	CONTACT:	
CONTACT:	HUBERT KOZLARZEWSKI PHONE: (561) 922-5688 EMAIL: hubert.kozlarzewski@verticalbridge.com	ZONING MANAGER:	**ZONING MANAGER:** SEQUOIA DEPLOYMENT SERVICES, INC 1 SPECTRUM POINTE DRIVE, STE 130 LAKE FOREST, CA 92630 CONTACT: JUSTIN GRONENDYKE PHONE: (949) 244-3134 EMAIL: justin.gronendyke@sequoia-ds.com
ENGINEER:	ALL STATES ENGINEERING & SURVEYING 23675 BIRTCHER DRIVE LAKE FOREST, CA 92630	CONTACT:	
CONTACT:	WISSAM ZALZALI PHONE: (949) 609-9559 wissam@zalzali.com		
A&E PROJECT MANAGER:	ROGER FLORES PHONE: (562) 841-1264 EMAIL: roger@zalzali.com		
POWER COMPANY:	PG&E		
TELCO COMPANY:	–		

verticalbridge
VERTICAL BRIDGE
22 W ATLANTIC AVE, SUITE 310
DELRAY BEACH, FL 33444

SEQUOIA DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630-2283

ALLSTATES ENGINEERING & SURVEYING
23675 BIRTCHER DRIVE
LAKE FOREST, CA 92630

No.	Submittal / Revision	App'd	Date
0	100% ZD's FOR SUBMITTAL	RN	12/04/25
0	100% ZD's FOR SUBMITTAL	LS	08/30/25
B	90% ZD's PER REDLINES	RN	06/12/25
A	90% ZD's FOR REVIEW	LS	06/06/25

Drawn: LS Date: 05/29/25
Checked: SS Date: 06/06/25

Project Number: HURELETON WEST

Project Title:
HURELETON WEST
MONOPINE:
77 WEGER DR
OROVILLE, CA 95966

Engineer Stamp
NOT TO BE USED FOR CONSTRUCTION

Drawing Title:
TITLE SHEET

Drawing Scale: AS NOTED
Date:
ZD

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS

Drawing Number:
T-1

LEGEND

— x —	CHAIN LINK FENCE		U.G. UTILITY VAULT	VLT	U.G. UTILITY VAULT	UP	UTILITY POLE
——□——	WOOD FENCE	Ⓜ	MANHOLE	AC	ASPHALTIC CONCRETE	LP	LIGHT POLE
— OH —	OVERHEAD LINE		UTILITY POLE	AP	ASPHALT PAVING	WLP	WOOD LIGHT POLE
——o——	METAL FENCE	1000.00	SPOT ELEVATION	R.O.W.	RIGHT OF WAY	LUM	LUMINAIRE
— · · —	GRADE BREAK		WATER VALVE	R/W	RIGHT OF WAY	OH	OVERHEAD
▬ ▬ ▬	RIGHT OF WAY LINE	◎	FOUND MONUMENT	PUE	PUBLIC UTILITY EASEMENT	CONC	CONCRETE
— — —	CENTER LINE		GEODETIC MARKER	BCM	BRASS CAP MONUMENT	PED	PEDESTAL
- - - -	EASEMENT LINE		ROAD SIGN	NG	NATURAL GRADE	MON	MONUMENT
———	BOUNDARY LINE			VB	VERTICAL BRIDGE		

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. THIS SURVEY IS INTENDED FOR EXHIBIT PURPOSES AND NOT FOR RECORDATION AS AN OFFICIAL RECORD OF SURVEY DRAWING. ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC. TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING MONUMENT(S)/LANDMARK(S) SHOWN HEREON. NO TITLE RESEARCH WAS PERFORMED BY ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC.

2. ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC. RELIEVES ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC. OF ANY AND ALL LIABILITY.

3. THESE DRAWINGS & SPECIFICATIONS ARE THE PROPERTY & COPYRIGHT OF ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC. & SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE SURVEYOR, AND BY WRITTEN PERMISSION FROM ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC.

4. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE NOTICED TO THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.

5. THIS SITE IS PROPOSED TO BE DEVELOPED ON A PARCEL OF PROPERTY LOCATED WITHIN THE CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA.

6. TITLE INFORMATION SHOWN HEREON IS PER A 'REPORT OF TITLE' PREPARED BY: VERTICAL BRIDGE THE TOWERS TITLE INSURANCE COMPANY; ORDER NO.: VTB-206312-C; CUSTOMER REFERENCE NUMBER: HURELETON; AND DATED: March 16, 2025

7. THE TITLE IS, AT THE COMMITMENT DATE, VESTED IN: Cheng Lo and Maya S. Lo, Husband and Wife as joint tenants, as to Parcel 072-190-038-000 (tower) ; and Fermin Mejia Soltero, an unmarried man and Dinorah E. Barrientos, an unmarried woman, as tenants in Common each as to an undivided 50% interest, as to Parcel 072-190-037-000 (access)

8. THIS DRAWING IS NOT INTENDED TO VERIFY OWNERSHIP OR USAGE. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.

SURVEY NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS TECHNIQUES, PROJECTED TO THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM, ZONE TWO. ALL BEARINGS SHOWN ARE ON GRID AZIMUTH AND ALL DISTANCES SHOWN ARE AT GROUND. REFER TO THE DRAWING FOR THE SPECIFIC LINE AND MONUMENTS USED.
2. THE ACCESS EASEMENTS AND LEASE AREA LIE ENTIRELY WITHIN THE PARENT PARCEL. UTILITY EASEMENT IS TRAVERSING APN: 072-190-038-000
3. THE ACCESS AND UTILITY EASEMENTS TERMINATE AT A CONFIRMED PUBLIC ROW.
4. THE SURVEY ACCURACY MEETS A LINEAR ANGULAR CLOSURE OF 1:5000.
5. THIS IS NOT A BOUNDARY SURVEY, IT IS AN EXHIBIT ONLY.
6. AT THE TIME OF THE SURVEY THERE WERE NO VISIBLE ENCROACHMENTS LOCATED ON THE LEASE OR EASEMENT AREAS.
7. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) "X", AREA OF MINIMAL HAZARD OF THE FLOOD INSURANCE RATE MAP, 06007C0825E, WHICH BEARS AN EFFECTIVE DATE OF 01/06/2011, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

TITLE INFORMATION

TITLE INFORMATION SHOWN HEREON IS PER A 'REPORT OF TITLE' PREPARED BY: VERTICAL BRIDGE THE TOWERS TITLE INSURANCE COMPANY; ORDER NO.: VTB-206312-C; CUSTOMER REFERENCE NUMBER: HURELETON; AND DATED: March 16, 2025.

VERTICAL BRIDGE ENTITY

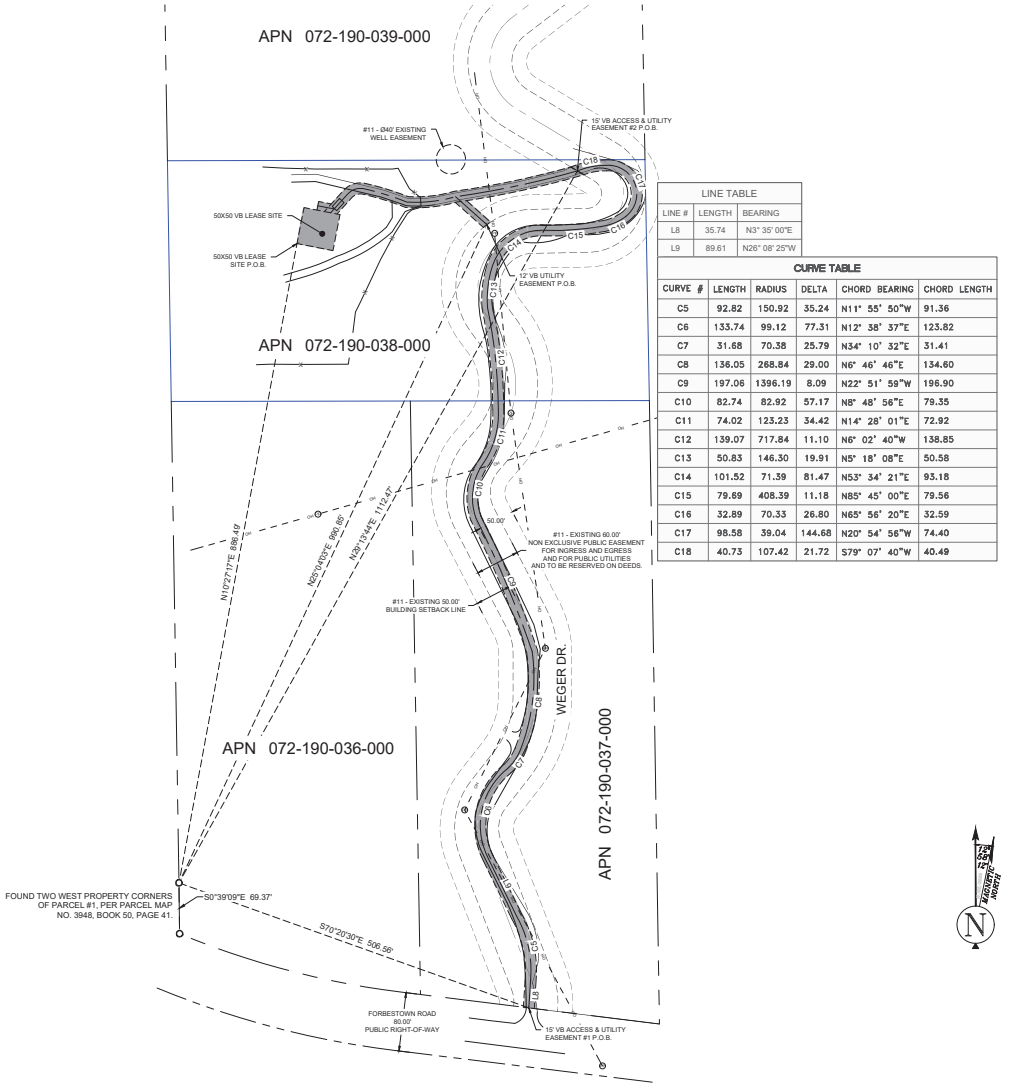
THE TOWERS, LLC

SURVEY CERTIFICATION:

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; AND (3) TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND IRON CREST NATIONAL TITLE COMPANY.



VICINITY MAP



LINE TABLE		
LINE #	LENGTH	BEARING
L8	35.74	N3° 35' 00"E
L9	89.61	N26° 08' 25"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C5	92.82	150.92	35.24	N11° 55' 50"W	91.36
C6	133.74	99.12	77.31	N12° 38' 37"E	123.82
C7	31.68	70.38	25.79	N34° 10' 32"E	31.41
C8	136.05	268.84	29.00	N6° 46' 46"E	134.60
C9	197.06	1396.19	8.09	N22° 51' 59"W	196.90
C10	82.74	82.92	57.17	N8° 48' 56"E	79.35
C11	74.02	123.23	34.42	N14° 28' 01"E	72.92
C12	139.07	717.84	11.10	N6° 02' 40"W	138.85
C13	50.83	146.30	19.91	N5° 18' 08"E	50.58
C14	101.52	71.39	81.47	N53° 34' 21"E	93.18
C15	79.69	408.39	11.18	N85° 45' 00"E	79.56
C16	32.89	70.33	26.80	N65° 56' 20"E	32.59
C17	98.58	39.04	144.68	N20° 54' 56"W	74.40
C18	40.73	107.42	21.72	S79° 07' 40"W	40.49

1 SITE LOCATION
1 inch = 80 ft.
0 40' 80' 160'

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE TWO, DETERMINED BY GPS OBSERVATIONS.

SURVEY DATE

05/20/2025

BENCHMARK

PROP COR. OPUS POSITION
NORTHING: 2244518.0100
EASTING: 6956291.0340
+5845.42' (A.M.S.L.)

LEGAL DESCRIPTION:

SEE SHEET C-3 FOR A COMPLETE LEGAL DISCRIPTION FROM THE TITLE GURANTEE PROVIDED BY THE CLIENT.

EXCEPTIONS:

NO PLOTTABLE EXCEPTIONS AFFECTING THE PROPOSED LEASE WERE PROVIDED AS A PART OF THE TITLE REPORT FOR INCLUSION INTO THIS SURVEY DRAWING. SEE SHEET C-3 FOR A COMPLETE LIST OF TITLE EXCEPTIONS FROM THE TITLE GURANTEE PROVIDED BY THE CLIENT.

UTILITY NOTE:

SURVEYOR DOES NOT GUARANTEE THE LOCATION, EXISTENCE, SIZE OR DEPTH, OF ANY PUBLIC OR PRIVATE UTILITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811-CALIFORNIA USA (UNDERGROUND SERVICE ALERT), BLUE STAKE, AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. PROTECTION, REMOVAL, RELOCATION AND/OR REPLACEMENT OF UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

vertical bridge
VERTICAL BRIDGE
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487

SEQUOIA DEVELOPMENT SERVICES, INC.
1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630-2283

ALLSTATES ENGINEERING & SURVEYING
23675 BIRTCHER DRIVE
LAKE FOREST, CA 92630

No.	Submittal / Revision	App'd	Date
B	SURVEY SECOND DRAFT	KT	07/16/25
A	SURVEY FIRST DRAFT	KT	06/03/25

Drawn: KT Date: 06/03/25
Checked: WDL Date: 06/03/25

Project Number: HURELETON

Project Title:
BTS ID: US-CA-5900
HURELETON WEST
MONOPINE:
551 HURELETON RD.
OROVILLE,
CA 95966.
BUTTE COUNTY

Engineer Stamp

Drawing Title: SITE SURVEY

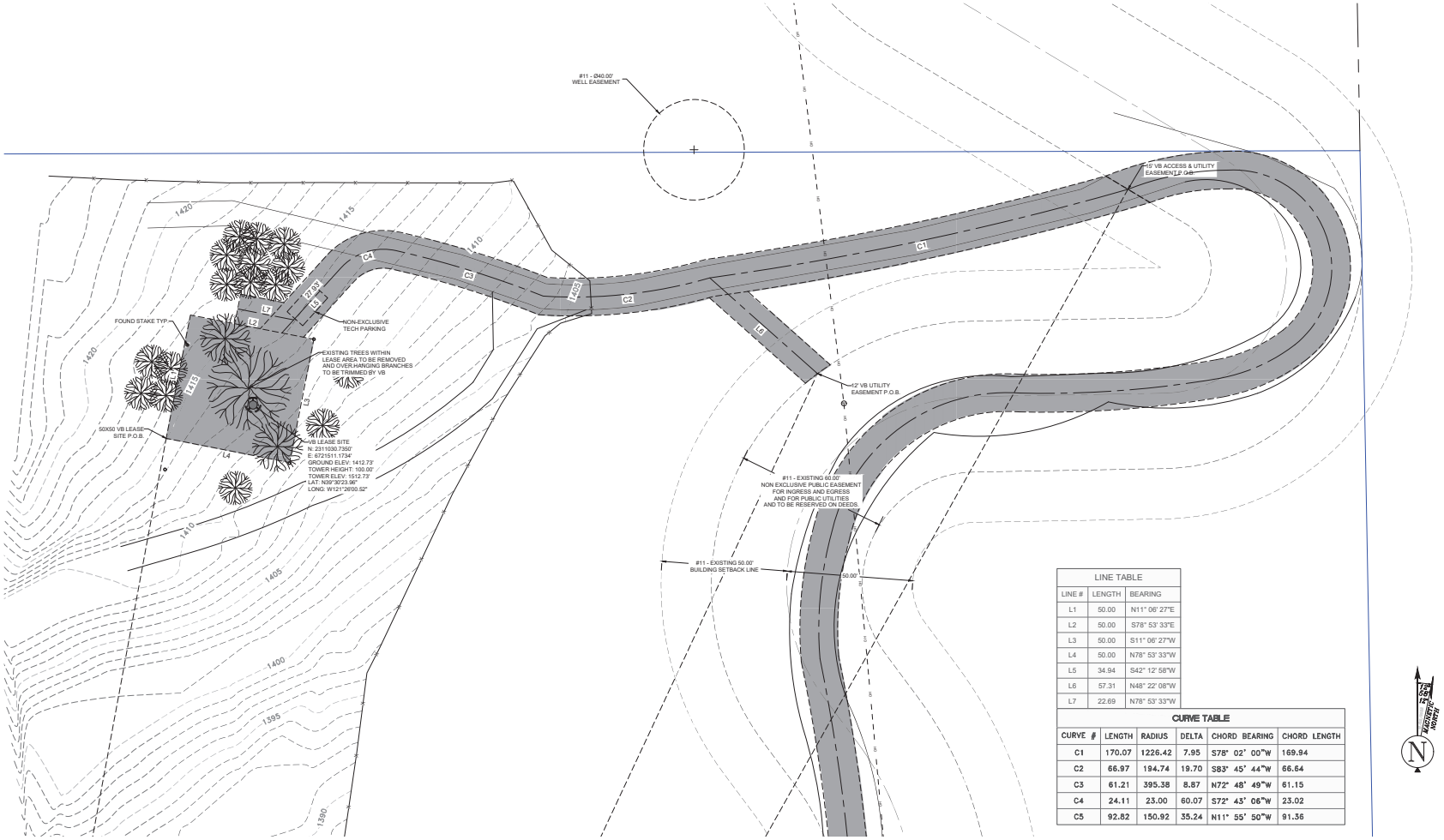
Drawing Scale: AS NOTED
Date:
SU

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS

Drawing Number: C-1

LEGEND

— x —	CHAIN LINK FENCE		U.G. UTILITY VAULT	VLT	U.G. UTILITY VAULT	UP	UTILITY POLE
—o—	WOOD FENCE	MH	MANHOLE	AC	ASPHALTIC CONCRETE	LP	LIGHT POLE
— OH —	OVERHEAD LINE		UTILITY POLE	AP	ASPHALT PAVING	WLP	WOOD LIGHT POLE
—o—	METAL FENCE	1234.56	SPOT ELEVATION	R.O.W.	RIGHT OF WAY	LUM	LUMINAIRE
—·—·—	GRADE BREAK		WATER VALVE	R/W	RIGHT OF WAY	OH	OVERHEAD
	RIGHT OF WAY LINE		FOUND MONUMENT	PUE	PUBLIC UTILITY EASEMENT	CONC	CONCRETE
— — —	CENTER LINE		GEODETIC MARKER	BCM	BRASS CAP MONUMENT	PED	PEDESTAL
— — — —	EASEMENT LINE		ROAD SIGN	NG	NATURAL GRADE	MON	MONUMENT
	BOUNDARY LINE			VB	VERTICAL BRIDGE		



LINE TABLE

LINE #	LENGTH	BEARING
L1	50.00	N11° 06' 27"E
L2	50.00	S78° 53' 33"E
L3	50.00	S11° 06' 27"W
L4	50.00	N78° 53' 33"W
L5	34.94	S42° 12' 58"W
L6	57.31	N48° 22' 08"W
L7	22.69	N78° 53' 33"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	170.07	1226.42	7.95	S78° 02' 00"W	169.94
C2	66.97	194.74	19.70	S83° 45' 44"W	66.64
C3	61.21	395.38	8.87	N72° 48' 49"W	61.15
C4	24.11	23.00	60.07	S72° 43' 06"W	23.02
C5	92.82	150.92	35.24	N11° 55' 50"W	91.36

1 SITE LOCATION
1 inch = 20 ft.
0 10' 20' 40'

vertical bridge
VERTICAL BRIDGE
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487

SEQUOIA DEVELOPMENT SERVICES, INC.
1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630-2283

ALLSTATES ENGINEERING & SURVEYING
23675 BIRTCHER DRIVE
LAKE FOREST, CA 92630

No.	Submittal / Revision	App'd	Date
B	SURVEY SECOND DRAFT	KT	07/16/25
A	SURVEY FIRST DRAFT	KT	06/03/25

Drawn: KT Date: 06/03/25

Checked: WDL Date: 06/03/25

Project Number: HURELETON

Project Title:
BTS ID: US-CA-5900
HURELETON WEST
MONOPINE:
551 HURELETON RD.
OROVILLE,
CA 95966.
BUTTE COUNTY

Engineer Stamp

Drawing Title:
TITLE & EXCEPTIONS INFORMATION

Drawing Scale: AS NOTED

Date:

SU

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS

Drawing Number:
C-2

LEGAL DESCRIPTION:

TRACT 1:

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF BUTTE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL I:

PARCEL 3, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, ON AUGUST 7, 1974, IN BOOK 50 OF MAPS, AT PAGE(S) 41. EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS.

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES 60 FEET IN WIDTH AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, ON AUGUST 7, 1974, IN BOOK 50 OF MAPS, AT PAGE(S) 41. EXCEPTING THEREFROM ALL THAT PORTION LYING WITHIN THE BOUNDS OF PARCEL I DESCRIBED HEREIN.

PARCEL III:

AN EASEMENT FOR WATER AND WATER LINE PURPOSES AND APPURTENANT FACILITIES, OVER A CIRCULAR PARCEL OF GROUND HAVING A RADIUS OF 20 FEET, THE CENTER OF SAID RADIUS (RADIUS POINT) BEING THE CENTER OF AN EXISTING WATER WELL DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 4, AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, IN BOOK 50 OF MAPS, AT PAGE(S) 41, SAID CORNER MARKED BY A 3/4 INCH IRON PIPE TAGGED R.C.E. 15170; THENCE SOUTH 89° 51' 39" WEST ALONG THE SOUTH LINE OF SAID PARCEL 4, 264.78 FEET; THENCE NORTH 00° 04' 32" EAST, 1.00 FOOT, TO SAID CENTER OF SAID WATER WELL AND THE END OF THIS DESCRIPTION.

EXCEPTING THEREFROM ALL THAT PORTION LYING WITHIN THE BOUNDS OF PARCEL I DESCRIBED HEREIN.

PARCEL ID: 072-190-038 (TOWER)

UTILITY EASEMENT DESCRIPTION:

AN EASEMENT, 12.00 FEET IN WIDTH, BEING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT NORTH 25°04'03" EAST, A DISTANCE OF 990.85 FEET, FROM THE FOUND PROPERTY CORNER OF PARCEL #1, PARCEL MAP FOR OLEN HAYES, SERIAL NO. 3948, BOOK 50, PAGE 41, SAID POINT ALSO HAVING A BASIS OF BEARING SOUTH 00°39'09" EAST., A DISTANCE OF 69.37 FEET, BETWEEN THE TWO FOUND PROPERTY CORNERS OF SAID PARCEL #1,: RUNNING THENCE NORTH 48°22'08" WEST, A DISTANCE OF 57.31 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 16°05'23" WEST, A RADIAL DISTANCE OF 194.74 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 19°42'14", A DISTANCE OF 66.97 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 21°37'17" WEST, A RADIAL DISTANCE OF 395.38 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 08°52'12", A DISTANCE OF 61.21 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 23.00 FEET AND A CENTRAL ANGLE OF 60°03'57"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 24.11 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 42°12'58" WEST, A DISTANCE OF 27.93 FEET; THENCE NORTH 78°53'33" WEST, A DISTANCE OF 22.69 FEET TO THE POINT OF TERMINUS.

LEASE SITE DESCRIPTION:

BEGINNING AT A POINT NORTH 10°27'17" EAST, A DISTANCE OF 886.49 FEET, FROM THE FOUND PROPERTY CORNER OF PARCEL #1, PARCEL MAP FOR OLEN HAYES, SERIAL NO. 3948, BOOK 50, PAGE 41, SAID POINT ALSO HAVING A BASIS OF BEARING SOUTH 00°39'09" EAST., A DISTANCE OF 69.37 FEET, BETWEEN THE TWO FOUND PROPERTY CORNERS OF SAID PARCEL #1,; RUNNING THENCE NORTH 11°06'27" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 78°53'33" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 11°06'27" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 78°53'33" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,500.00 SQUARE FEET.

ACCESS & UTILITY EASEMENT #2 DESCRIPTION:

AN EASEMENT, 15.00 FEET IN WIDTH, BEING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT NORTH 29°13'44" EAST, A DISTANCE OF 1112.47 FEET, FROM THE FOUND PROPERTY CORNER OF PARCEL #1, PARCEL MAP FOR OLEN HAYES, SERIAL NO. 3948, BOOK 50, PAGE 41, SAID POINT ALSO HAVING A BASIS OF BEARING SOUTH 00°39'09" EAST., A DISTANCE OF 69.37 FEET, BETWEEN THE TWO FOUND PROPERTY CORNERS OF SAID PARCEL #1,; RUNNING THENCE ALONG A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 15°56'22" WEST, A RADIAL DISTANCE OF 1,226.42 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 07°56'44", A DISTANCE OF 170.07 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 16°05'23" WEST, A RADIAL DISTANCE OF 194.74 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 19°42'14", A DISTANCE OF 66.97 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 21°37'17" WEST, A RADIAL DISTANCE OF 395.38 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 08°52'12", A DISTANCE OF 61.21 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 23.00 FEET AND A CENTRAL ANGLE OF 60°03'57"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 24.11 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 42°12'58" WEST, A DISTANCE OF 34.94 FEET TO THE POINT OF TERMINUS.

ACCESS & UTILITY EASEMENT #1 DESCRIPTION:

AN EASEMENT, 15.00 FEET IN WIDTH, BEING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT SOUTH 70°20'30" EAST, A DISTANCE OF 506.56 FEET, FROM THE FOUND PROPERTY CORNER OF PARCEL #1, PARCEL MAP FOR OLEN HAYES, SERIAL NO. 3948, BOOK 50, PAGE 41, SAID POINT ALSO HAVING A BASIS OF BEARING SOUTH 00°39'09" EAST., A DISTANCE OF 69.37 FEET, BETWEEN THE TWO FOUND PROPERTY CORNERS OF SAID PARCEL #1,; RUNNING THENCE NORTH 03°35'00" EAST, A DISTANCE OF 35.74 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 84°18'43" WEST, A RADIAL DISTANCE OF 150.92 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 35°14'14", A DISTANCE OF 92.82 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 26°08'25" WEST, A DISTANCE OF 89.61 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 63°59'20" EAST, A RADIAL DISTANCE OF 99.12 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 77°18'34", A DISTANCE OF 133.74 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 42°55'39" WEST, A RADIAL DISTANCE OF 70.38 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 25°47'37", A DISTANCE OF 31.68 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 83°13'11" WEST, A RADIAL DISTANCE OF 3,771,210.85 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°00'07", A DISTANCE OF 134.60 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 71°10'38" WEST, A RADIAL DISTANCE OF 1,396.19 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 08°05'13", A DISTANCE OF 197.06 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 70°13'52" EAST, A RADIAL DISTANCE OF 82.92 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 57°10'07", A DISTANCE OF 82.74 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 58°19'28" WEST, A RADIAL DISTANCE OF 123.23 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 34°25'02", A DISTANCE OF 74.02 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 89°30'21" WEST, A RADIAL DISTANCE OF 717.84 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 11°06'01", A DISTANCE OF 139.07 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 85°20'53" EAST, A RADIAL DISTANCE OF 146.30 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 19°54'31", A DISTANCE OF 50.83 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 77°09'53" EAST, A RADIAL DISTANCE OF 71.39 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 81°28'29", A DISTANCE OF 101.52 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 01°20'25" EAST, A RADIAL DISTANCE OF 408.39 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 11°10'49", A DISTANCE OF 79.69 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 10°39'46" WEST, A RADIAL DISTANCE OF 70.33 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 26°47'46", A DISTANCE OF 32.89 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 38°34'27" WEST, A RADIAL DISTANCE OF 39.04 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 144°40'57", A DISTANCE OF 98.58 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 00°00'35" EAST, A RADIAL DISTANCE OF 107.42 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 21°43'30", A DISTANCE OF 40.73 FEET TO THE POINT OF TERMINUS.

EXCEPTIONS:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I – Requirements are met.
   (NOT A SURVEY MATTER)
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
   (NOT A SURVEY MATTER)
3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
   (NOT A SURVEY MATTER)
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
   (NOT A SURVEY MATTER)
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.
   (NOT A SURVEY MATTER)
6. (a) Unpatented mining claims, (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water rights or, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
   (NOT A SURVEY MATTER)
7. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.
   (NOT A SURVEY MATTER)
8. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, geothermal resources, uranium, clay, rock, sand and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
   (NOT A SURVEY MATTER)
9. Letters of Administration dated January 31, 2023 and recorded July 30, 2024 in (instrument) 2024-0019656, in Butte County, California.
   (NOT A SURVEY MATTER)
10. Spousal Order dated April 25, 2023 and recorded July 30, 2024 in (instrument) 2024-0019655, in Butte County, California.
    (NOT A SURVEY MATTER)
11. Any and all matters disclosed on the map entitled "Parcel Map for Olen Hayes" dated August 7, 1974 and recorded August 7, 1974 in (book) 50 (page) 41, in Butte County, California.
    (AFFECTS SUBJECT PARCEL, AS SHOWN HEREON)
12. Rights of fee simple owners in and to the subject property.
    (NOT A SURVEY MATTER)

verticalbridge
VERTICAL BRIDGE
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487

SEQUOIA
ENVIRONMENT SERVICES, INC.
1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630-2283

ALLSTATES
ENGINEERING & SURVEYING
23675 BIRTCHER DRIVE
LAKE FOREST, CA 92630

No.	Submittal / Revision	App'd	Date
B	SURVEY SECOND DRAFT	KT	07/16/25
A	SURVEY FIRST DRAFT	KT	06/03/25

Drawn: KT Date: 06/03/25

Checked: WDL Date: 06/03/25

Project Number **HURELETON**

Project Title

BTS ID: US-CA-5900
HURELETON WEST
MONOPINE:
551 HURELETON RD.
OROVILLE,
CA 95966.
BUTTE COUNTY

Engineer Stamp

Drawing Title

TITLE & EXCEPTIONS INFORMATION

Drawing Scale: AS NOTED

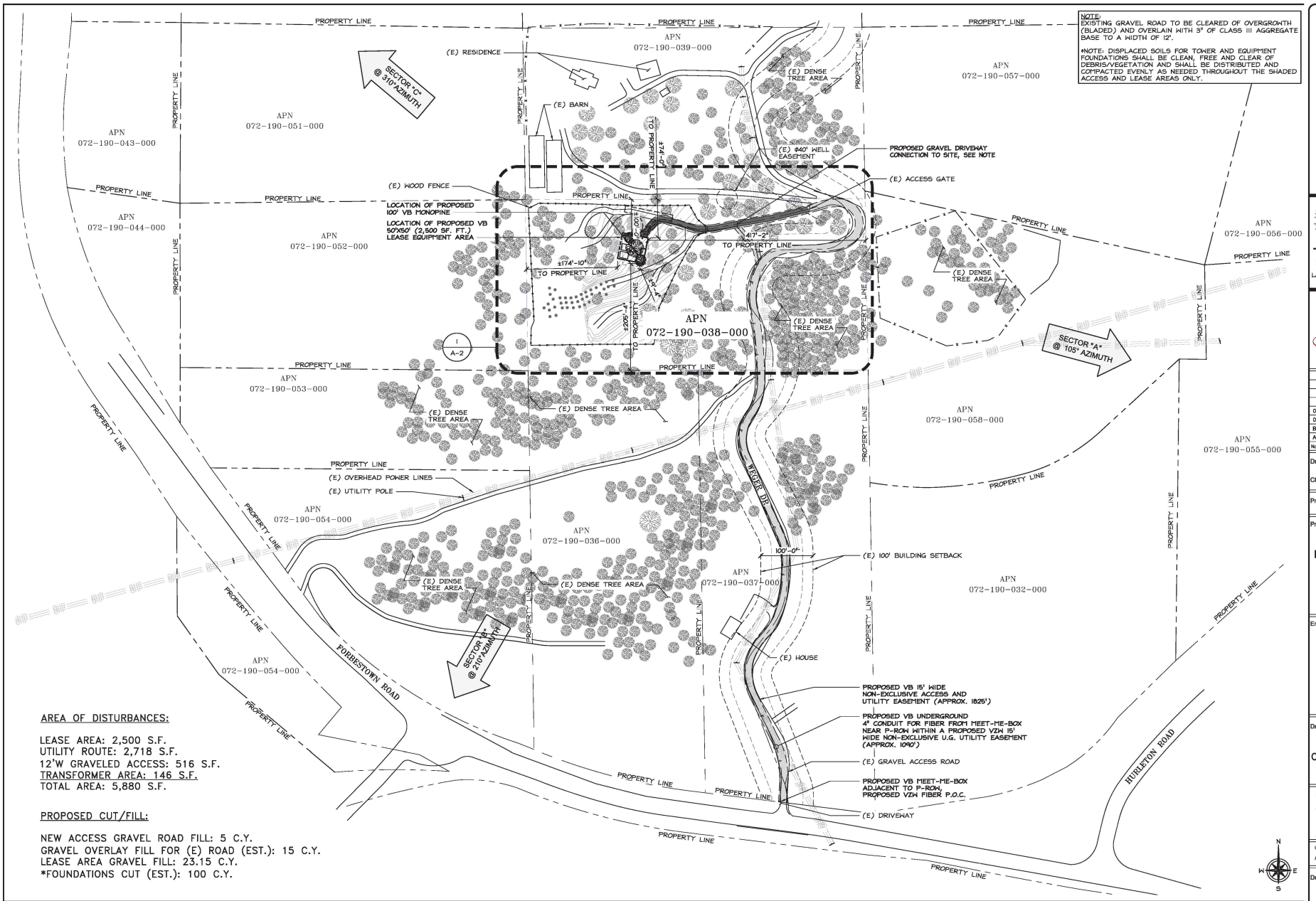
Date:

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Drawing Number

C-3



AREA OF DISTURBANCES:

LEASE AREA: 2,500 S.F.
UTILITY ROUTE: 2,718 S.F.
12'W GRAVELED ACCESS: 516 S.F.
TRANSFORMER AREA: 146 S.F.
TOTAL AREA: 5,880 S.F.

PROPOSED CUT/FILL:

NEW ACCESS GRAVEL ROAD FILL: 5 C.Y.
GRAVEL OVERLAY FILL FOR (E) ROAD (EST.): 15 C.Y.
LEASE AREA GRAVEL FILL: 23.15 C.Y.
*FOUNDATIONS CUT (EST.): 100 C.Y.

OVERALL SITE PLAN

24"x36" SCALE: 1" = 80'-0"
11"x17" SCALE: 1" = 160'-0"
80' 40' 0" 80'

1

verticalbridge
VERTICAL BRIDGE
22 W ATLANTIC AVE, SUITE 310
DELRAY BEACH, FL 33444

SEQUOIA
DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DRIVE, SUITE 150
LAKE FOREST, CA 92630-2283

ALLSTATES
ENGINEERING & SURVEYING
23675 BIRTCHER DRIVE
LAKE FOREST, CA 92630

No.	Submittal / Revision	App'd	Date
0	100% ZD's FOR SUBMITTAL	RN	12/04/25
0	100% ZD's FOR SUBMITTAL	LS	08/30/25
B	90% ZD's PER REDLINES	RN	06/12/25
A	90% ZD's FOR REVIEW	LS	06/06/25

Drawn: LS Date: 05/29/25
Checked: SS Date: 06/06/25

Project Number: HURELETON WEST

Project Title:
HURELETON WEST
MONOPINE:
77 WEGER DR
OROVILLE, CA 95966

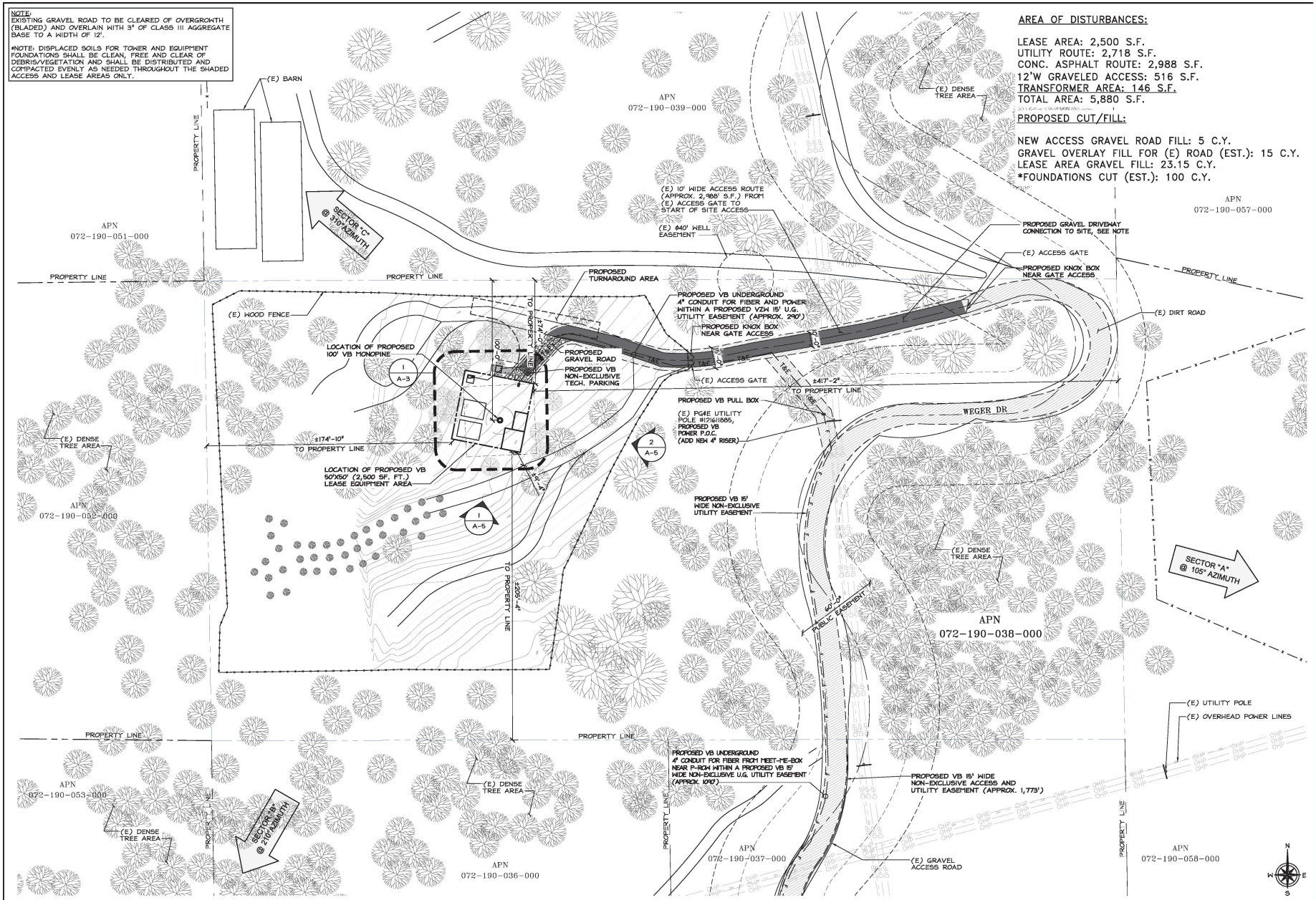
Engineer Stamp:
NOT TO BE USED FOR CONSTRUCTION

Drawing Title:
OVERALL SITE PLAN

Drawing Scale: AS NOTED
Date:
ZD

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Drawing Number:
A-1



ENLARGED SITE PLAN

24"x36" SCALE: 1" = 30'-0"
11"x17" SCALE: 1" = 60'-0"
30' 15' 0' 30'

1

vertical bridge
VERTICAL BRIDGE
22 W ATLANTIC AVE, SUITE 310
DELRAY BEACH, FL 33444

SEQUOIA DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630-2283

ALLSTATES ENGINEERING & SURVEYING
23675 BIRTCHER DRIVE
LAKE FOREST, CA 92630

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0	100% ZD's FOR SUBMITTAL	RN	12/04/25
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Drawn: LS Date: 05/29/25
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Project Number: HURELETON WEST

Project Title:
HURELETON WEST
MONOPINE:
77 WEGER DR
OROVILLE, CA 95966

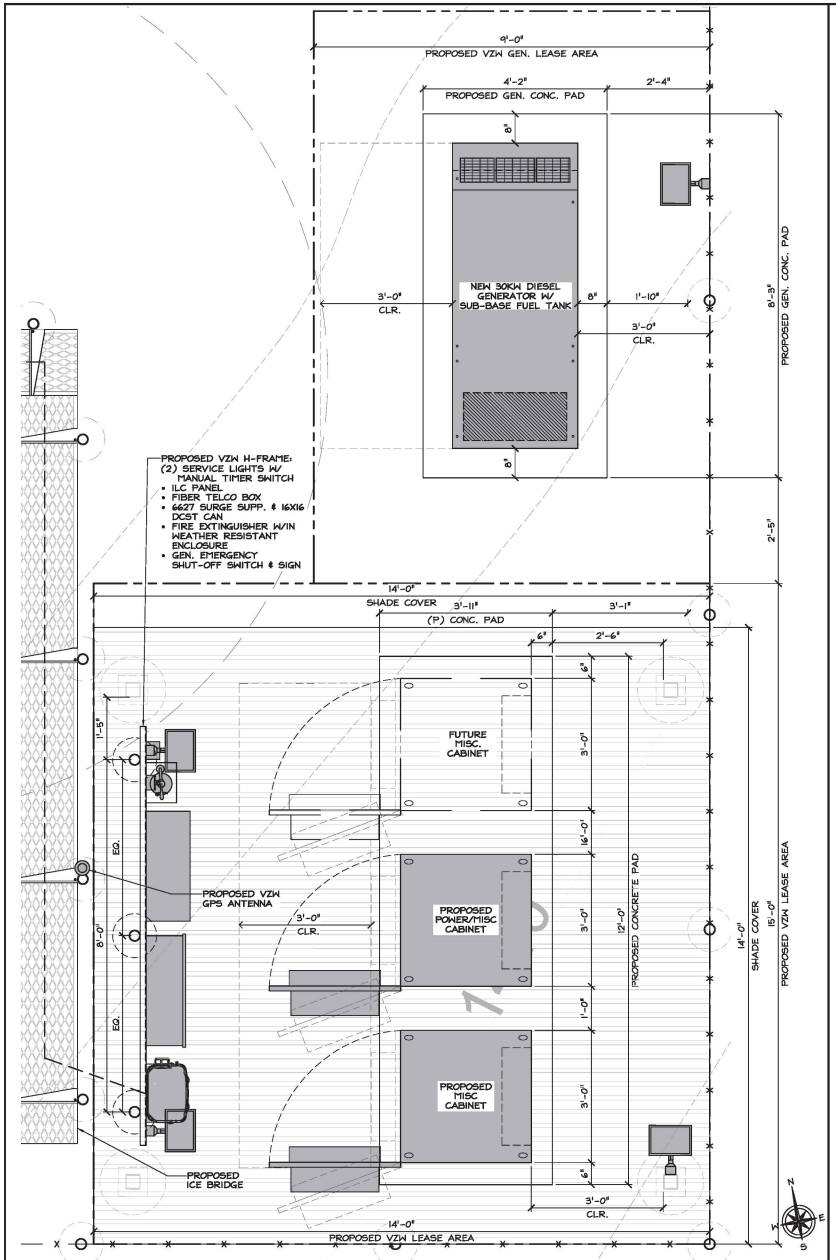
Engineer Stamp:
NOT TO BE USED FOR CONSTRUCTION

Drawing Title:
ENLARGED SITE PLAN

Drawing Scale: AS NOTED
Date:
ZD

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS

Drawing Number:
A-2

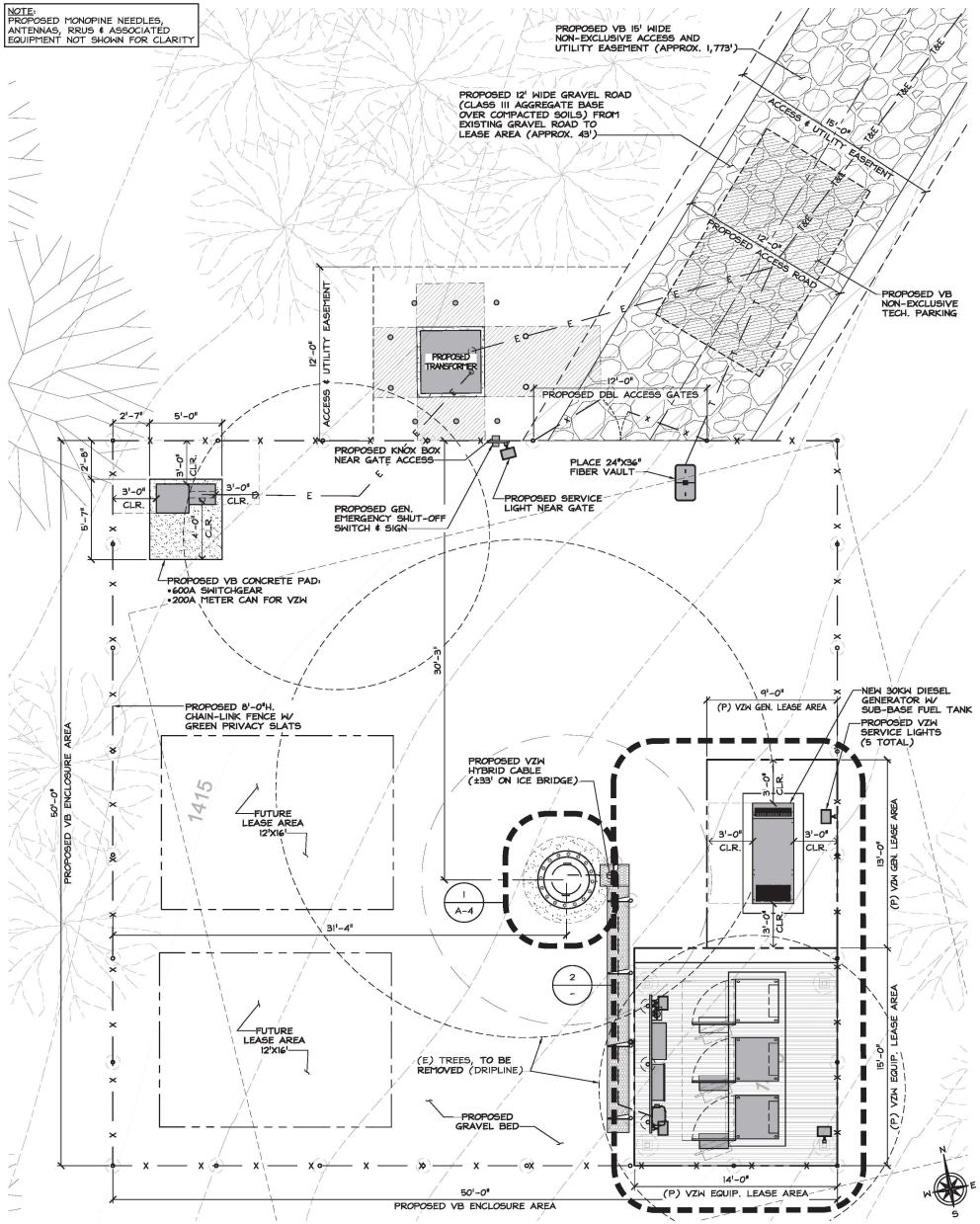


EQUIPMENT LAYOUT PLAN

24"x36" SCALE: 3/4" = 1'-0"
11"x17" SCALE: 3/8" = 1'-0"

1' 6" 0" 1'

2



ENLARGED COMPOUND PLAN

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

4' 3' 2' 1' 0" 4'

1

vertical bridge
VERTICAL BRIDGE
22 N ATLANTIC AVE, SUITE 310
DELRAY BEACH, FL 33444

SEQUOIA DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DRIVE, SUITE 150
LAKE FOREST, CA 92630-2283

ALLSTATES ENGINEERING & SURVEYING
23675 BIRTCHER DRIVE
LAKE FOREST, CA 92630

No.	Submittal / Revision	App'd	Date
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Project Number: HURELETON WEST

Project Title:

HURELETON WEST
MONOPINE:
77 WEGER DR
OROVILLE, CA 95966

Engineer Stamp

NOT TO BE USED FOR CONSTRUCTION

Drawing Title:

ENLARGED COMPOUND PLAN & EQUIPMENT LAYOUT PLAN

Drawing Scale: AS NOTED

Date:

ZD

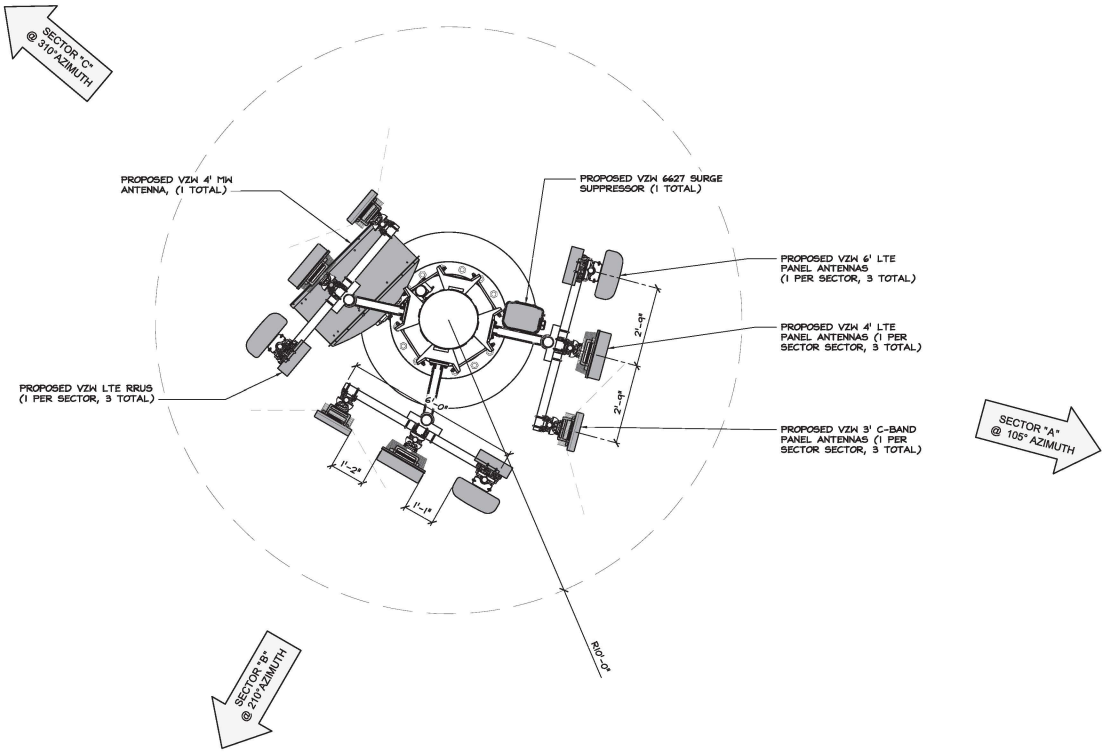
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Drawing Number:

A-3

NOTES:

1. NEW VERIZON WIRELESS ANTENNAS AND ALL TOWER MOUNTED EQUIPMENT SHALL BE PAINTED IN NON-REFLECTIVE PAINT OR WRAPPED IN SOCKS TO MATCH MONOPINE.
2. MONOPINE BRANCHES NOT SHOWN FOR CLARITY.



PANEL ANTENNAS RAD CENTER 90'-0", 91'-0" & 91'-8"
MW RAD CENTER 63'-0"



ANTENNA LAYOUT PLAN

24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"
2' 1' 0" 2'

1

vertical bridge
VERTICAL BRIDGE
22 W ATLANTIC AVE, SUITE 310
DELRAY BEACH, FL 33444

SEQUOIA
DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DRIVE, SUITE 150
LAKE FOREST, CA 92630-2283

ALLSTATES
ENGINEERING & SURVEYING
23675 BIRTCHER DRIVE
LAKE FOREST, CA 92630

No.	Submittal / Revision	App'd	Date
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Drawn: LS Date: 05/29/25

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Project Number: HURELETON WEST

Project Title

HURELETON WEST
MONOPINE:
77 WEGER DR
OROVILLE, CA 95966

Engineer Stamp

NOT TO BE USED FOR CONSTRUCTION

Drawing Title

ANTENNA LAYOUT PLAN

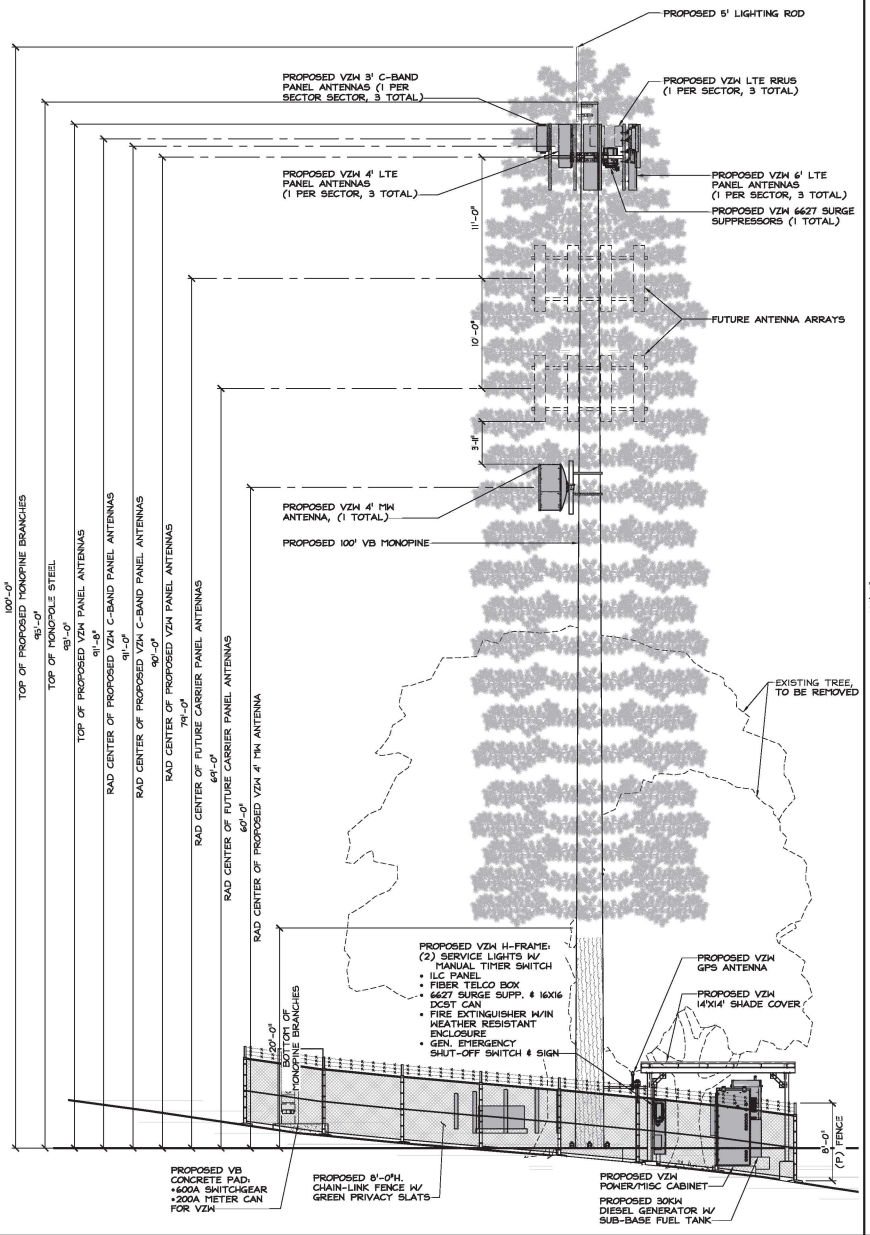
Drawing Scale: AS NOTED
Date:

ZD

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Drawing Number

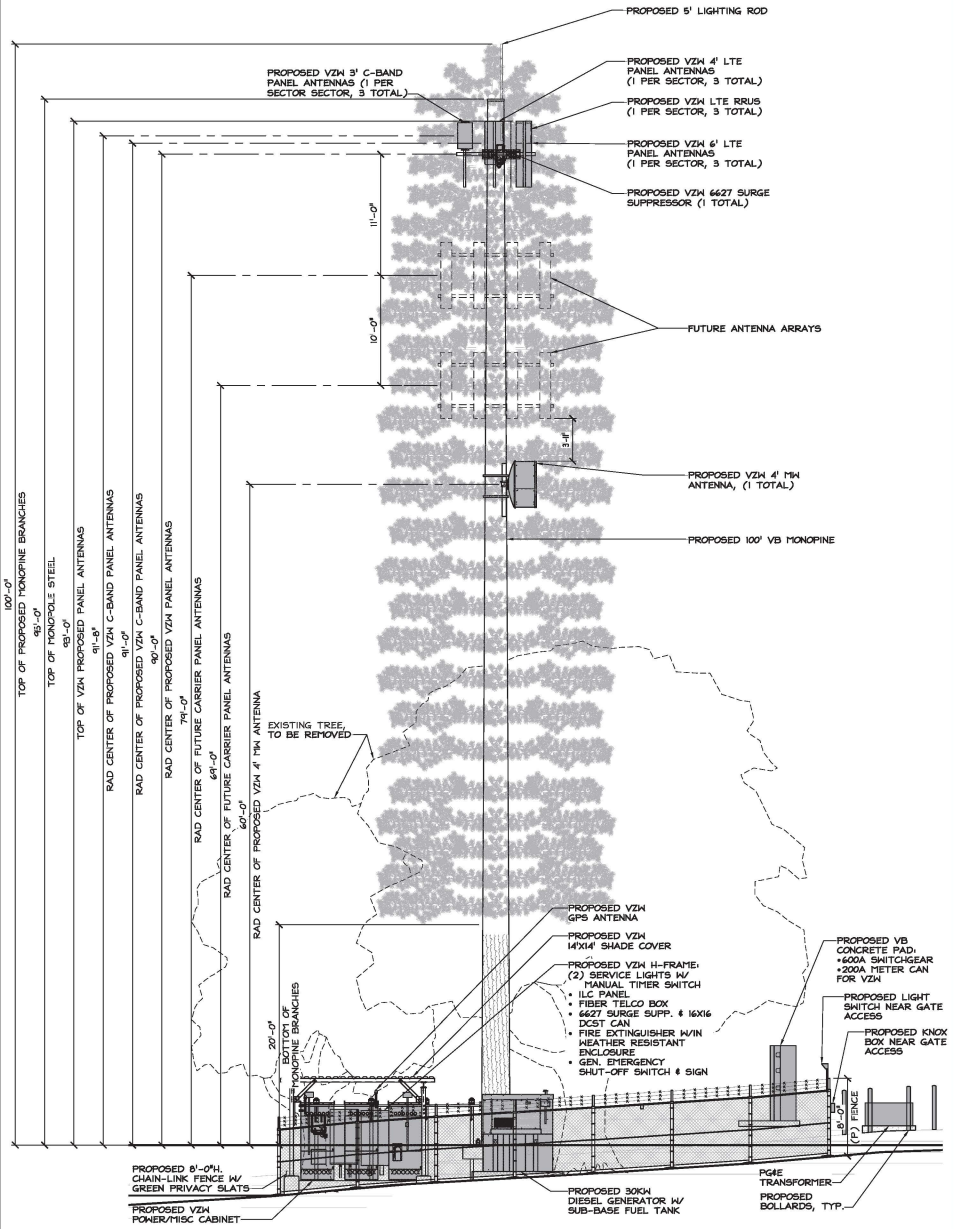
A-4



PROPOSED SOUTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
4' 2' 0" 4'

2



PROPOSED EAST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
4' 2' 0" 4'

1

vertical bridge
VERTICAL BRIDGE
22 W ATLANTIC AVE, SUITE 310
DELRAY BEACH, FL 33444

SEQUOIA DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DRIVE, SUITE 150
LAKE FOREST, CA 92630-2283

ALLSTATES ENGINEERING & SURVEYING
23675 BIRTCHER DRIVE
LAKE FOREST, CA 92630

No.	Submittal / Revision	App'd	Date
0	100% ZD's FOR SUBMITTAL	RN	12/04/25
0	100% ZD's FOR SUBMITTAL	LS	08/30/25
B	90% ZD's PER REDLINES	RN	06/12/25
A	90% ZD's FOR REVIEW	LS	06/06/25

Drawn: LS Date: 05/29/25

Checked: SS Date: 06/06/25

Project Number: HURELETON WEST

Project Title

HURELETON WEST
MONOPINE:
77 WEGER DR
OROVILLE, CA 95966

Engineer Stamp

NOT TO BE USED FOR CONSTRUCTION

Drawing Title

ELEVATIONS

Drawing Scale: AS NOTED
Date:

ZD

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Drawing Number

A-5

verticalbridge

US-CA-5900

Hureleton West

77 Weger Drive Oroville CA 95966

ARTISTIC engineering
AEsims.com
877.9AE.sims

View 1



Existing



Proposed Looking northeast from Old Olive Highway

Accuracy of photo simulation based upon information provided by project applicant.

US-CA-5900

Hureleton West

77 Weger Drive Oroville CA 95966

ARTISTIC engineering
AEsims.com
877.9AE.sims

View 2



Existing



Proposed — Looking northeast from Forbestown Road

Accuracy of photo simulation based upon information provided by project applicant.

US-CA-5900

Hureleton West

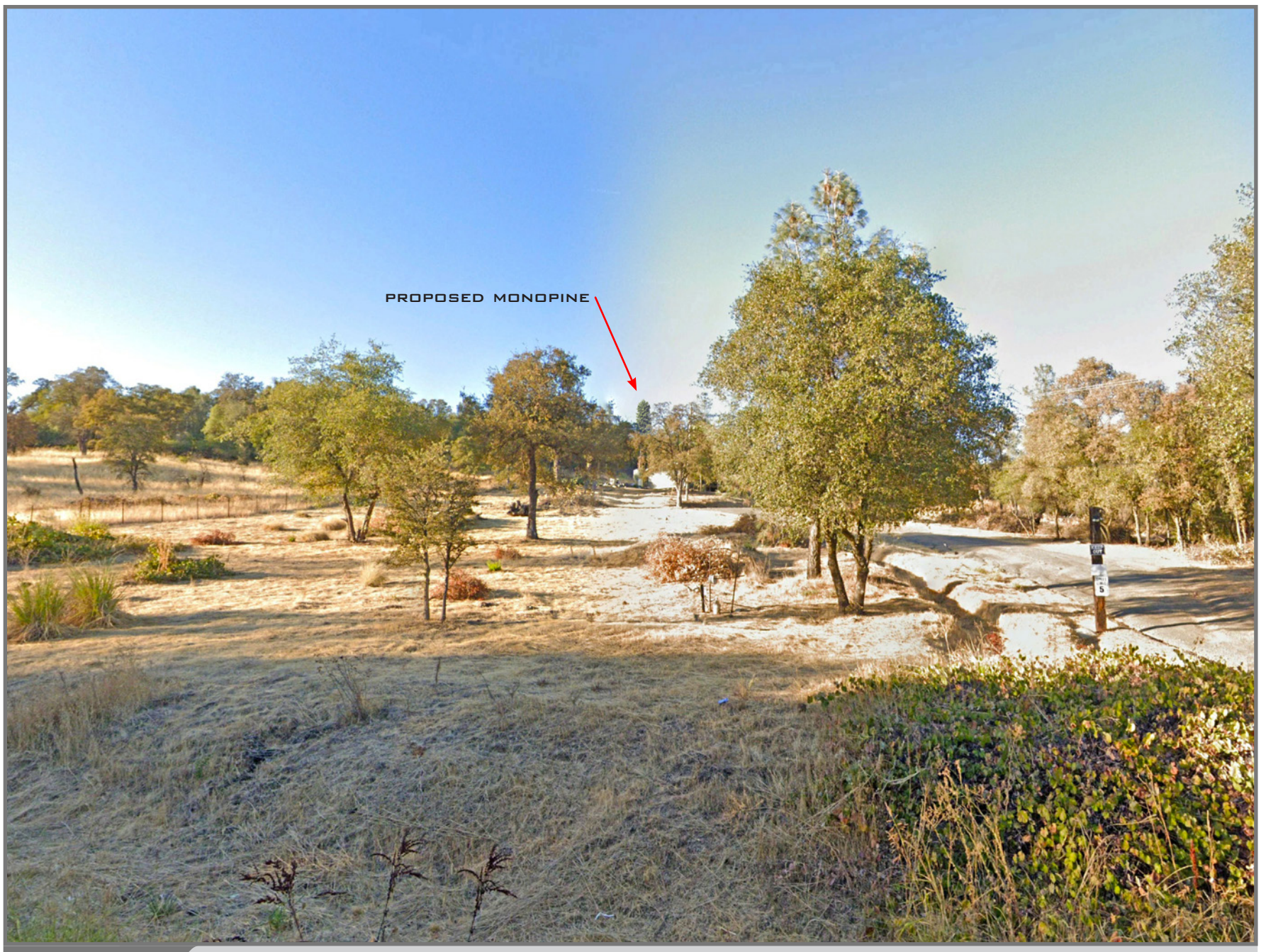
77 Weger Drive Oroville CA 95966

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877.9AE.sims

View 3



Existing



Proposed Looking northwest from Forbestown Road

Accuracy of photo simulation based upon information provided by project applicant.

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, Senior Planner — Feb 20, 2026

Prepared by Rowland Hickel, Senior Planner — Date

Mark Michelena — March 3, 2026

Reviewed by: Mark Michelena, Principal Planner — 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 project site is a vacant parcel dominated by open space, grasslands, and oak trees. The lease area is near the center of the parcel and is covered with grasses, oak trees, and a few pine trees. Views from surrounding properties are of wooded areas and open space. There are no unique visual features or scenic vistas in the project area. The proposed monopine would be visible from Weger Drive and surrounding properties. The proposed equipment cabinets and security fence would not be visible from surrounding properties or public areas. Visual simulations are provided in Appendix A. While views would change, 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 would not include new construction that would disturb features such as native 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 Weger Drive. The site is accessible by an existing unpaved private driveway. The monopine would be visible from Weger Drive (see Appendix A). The proposed equipment cabinet and security fence would not be visible from surrounding properties. The monopine would modify existing site views; however, it would not materially alter the character of the existing 4.91-acre parcel or the 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 have a non-reflective matte finish in gray or beige. The equipment area will be enclosed by a chain-link fence with vinyl slats to screen equipment. The project would provide service lights; however, the lights would be directed within the lease area. Thus, lighting 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 enacted on the basis of numerous State legislative findings regarding the importance of agricultural lands in an urbanizing society. Policies arising from those findings include measures that discourage premature and unnecessary conversion of agricultural land to urban uses and discontinuous urban development patterns, which unnecessarily increase the costs of community services for 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 the 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 automatically renews each year unless the property owner or the county requests 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 can sustain the 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 parcel as "Other Land". Project improvements would affect a 2,500-square-foot lease area and approximately 3,380 square feet for the construction of the access driveway, transformer pad, and utility trenching. The total impact area would be 5,880 square feet. The remainder of the site area would not be affected by the project. No impact to designated farmland would occur.

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

No impact. The project site is zoned FR-10. It is not under an existing Williamson Act Contract. The project will not conflict with existing agricultural 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 FR-10 and 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 part of a foothill residential parcel. 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, on the site. 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 "Other Land" under the California Farmland Mapping and Monitoring Program. The project would impact approximately 5,880 square feet of the 4.91-acre site. The remainder of the property would remain in its current condition with one existing single-family residence and outbuildings. 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 and features a largely flat valley floor (excluding 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, comprising 11 counties and approximately 2 million people, is divided into two air quality planning areas based on pollutant transport between them and the level of emissions in 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 Sacramento Valley Air Basin's emissions inventory, 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 significantly affect 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 driven by cyclonic storms from the North Pacific, while summer weather is typically characterized by 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, though temperatures can drop below 32°F and rise above 100°F. 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 in Butte County largely results from local air pollution sources, pollutant transport from the south, the NSVAB topography, prevailing wind patterns, and seasonal inversion conditions. During the summer, sinking air forms a "lid" over the region, trapping pollution in a shallow layer near the ground, leading 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 increase during winter inversion conditions, when little air movement may persist for weeks.

As a result, high levels of particulate matter (primarily PM2.5) and ground-level ozone are the pollutants of greatest 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 from late spring through early fall, when sunlight is strong and constant, and precursor pollutant emissions 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 FR-10 site with open space and single-family residences surrounding the parcel. One single-family residence is located on the subject parcel. Table 1.3-2 lists sensitive receptors that were identified in the project vicinity 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 (115 Weger Drive)	330 feet to the northwest
Residence (38 Weger Drive)	1,060 feet to the southeast
Residence (49 Kim Drive)	1,000 feet to the southeast
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 federal and state standards and for maintaining air quality. 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 under these guidelines are screening criteria to determine whether additional modeling of 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 meets the applicable screening criteria, 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 must be evaluated to determine whether they would generate population and employment growth and, if so, whether that growth would exceed the growth rate specified 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, quarterly inspection/maintenance trips would be required. Furthermore, the project would not result in a substantial increase in criteria air pollutants that would significantly impact 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 monopine would be located on a 2,500-square-foot leased site. The project size would not exceed the Industrial land-use type screening criteria listed in Table 1.3-3 above. 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 are contained in 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 monopine and related equipment would not generate odors that would affect a substantial number of people for an extended period.

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

Vegetation Communities

The project would be constructed within a 2,500-square-foot lease area on the 4.91-acre parcel. The site and surrounding land are zoned FR-10. As stated, uses are single-family residential and open space. The annual grassland understory is dominated by nonnative annual grasses with intermixed annual and perennial forbs, including wild oat, ripgut brome, soft chess, fescue, clover, wild mustard, and wild radish. Common species observed in this community type include mourning dove, American crow, Brewer's blackbird, sandhill crane, various raptor species, egrets, and numerous rodent species.

Special-Status Species

Many plant and animal species in California have low population sizes, restricted 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) has 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 on biological resources may result from the project's limited development, including the loss or alteration of 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. At the same time, conversion of land from lower- to higher-density residential use can lead to a predominance of urban-adapted wildlife species (e.g., coyotes, raccoons, ravens, and blackbirds) that have been observed displacing 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 requires full disclosure and mitigation of impacts on special-status resources. For 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 whether any special-status species could occur on the project site or in its vicinity. No special-status species were identified within a two-mile radius of the project site.

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?

Less than Significant. The lease area is occupied by existing non-native grassland and oak trees. Several pine trees are also located proximal to the lease area. No sensitive habitats are present within the lease area. Several oak trees surrounding the site would be trimmed; however, none would be removed to accommodate the telecommunication facility. The proposed action would permanently impact 5,880 square feet, of which a portion is currently disturbed by the driveway. No habitat for listed species occurs within the area of impact.

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. The lease area comprises grassland and oak trees. Ground vegetation comprises non-native grasses and ruderal weed species. The National Wetland Inventory (NWI) map shows a blue-lined stream

corridor along the eastern portion of the site. No visible evidence of the stream appears on existing aerials, nor is riparian vegetation visible on the site. Thus, no riparian habitat or other sensitive natural communities would be affected by the project's construction.

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. As noted, the National Wetland Inventory (NWI) map shows a blue-lined stream corridor along the eastern portion of the site. No evidence of the corridor is visible in site photos, nor does it appear on existing aerials. The corridor is shown to bisect the driveway north/south, east of the lease area. No visible stream corridor would be impacted by project construction, including utility trenching and driveway improvements. The project action would not affect 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 a portion of a residential parcel. The parcel is not located within the Butte County migratory deer corridors. Per the Butte County General Plan Update 2040, Figure COS-3, the project site is south of a critical winter migration area. No migratory routes or corridors have been designated through the project site. Furthermore, existing fencing and roadways preclude the area from serving as a migratory wildlife corridor for large mammals. The proposed monopine would not interfere with existing migratory wildlife populations that may use land north of the site.

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

No impact. As stated, native oak trees are present on the site, and several are located proximal to the lease area. The existing oak trees would be trimmed; however, none would be removed to accommodate the project. No trees are subject to tree preservation policies or ordinances.

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. If the BRCP is adopted, individual projects and development within the BRCP planning area must be coordinated with the Butte County Association of Governments to ensure they do 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 with or interfere with the attainment of the plan's goals.

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 project site is a portion of an existing residential parcel. New construction would be required to install the monopine and associated equipment. Ground-disturbing activities would be confined to the 2,500-square-foot lease area, a utility trench, and a reestablished driveway. A Cultural Resources Report was prepared for the project (Trileaf, October 2025). The field survey of the project area, which included a pedestrian survey and visual inspection, yielded no surface evidence of archaeological resources or historic properties within the current project area or the 25-foot (8.3 meter) boundary surrounding the lease area. There are no National Register of Historic Places (NRHP)- listed or eligible properties that have been previously recorded within the project area. No historic properties would be affected by the project.

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

No impact. A review of the California Historic Research Information System (CHRIS) database of National Register Sites and Districts, Certified Local Districts and Architectural Surveys, and the National Register Information System website (http://www.nr.nps.gov/) was conducted in July 2025 by the Southern San Joaquin Valley Information Center. Based on this review, there are no NRHP-eligible or listed architectural resources in the area that would be affected by the project. One historic-era resource was previously recorded within 0.25 miles of the project area, but it is not considered eligible for the NRHP (Trileaf, October 2025).

No new construction or ground-disturbing activities are proposed that would affect 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 monopine, equipment cabinets, and fencing would not affect 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 monopine, an equipment pad, and cabinets; install a diesel generator; and install a security fence. Trenching would be required for the installation of the electrical service. The gravel access driveway would be constructed in the existing driveway alignment. Energy consumption would be limited to what is required to assemble and erect the monopine, install electrical service and equipment cabinets, the security fence, and the new driveway. The operation of the facility would require electricity, as with other telecommunication facilities. Thus, no impact on energy consumption would occur.

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

No impact. Many state and federal regulations on energy efficiency focus on increasing building efficiency and renewable energy generation, as well as reducing water consumption and Vehicle 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 wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
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 underlie or are 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 one mile west of the site. While a fault is located in the general project area, it does not traverse 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.

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. Given the proximity of the Cleveland fault, seismic ground shaking is unlikely to be perceptible at the site or to have a significant effect on the project.

iii) Seismic-related ground failure, including liquefaction?

No impact. According to the 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. According to Butte County General Plan 2040 (Figure HS-10), the project area is not within a subsidence area; and thus, will not be impacted by liquefaction.

iv) Landslides?

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

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

Less than significant. According to Figure HS-8 of Butte County General Plan 2040, the project site has a moderate to severe 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 require minimal ground disturbance to install the equipment, repair the driveway and trench for utility installation. Thus, the project would have a less than significant 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 of low to moderate potential for landslides. To date, there have been no documented incidents of subsidence in Butte County. Further, the project would require a maximum of 6,000 square feet of disturbance. 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 a low 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 driveway, monopine foundation, development pad, electrical service, equipment cabinets and fencing. Operation of the monopine and related improvements are not anticipated to create 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?

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 2,500 square foot lease area to install the required equipment. Repair of the access driveway would require surface grading. Trenching would be required to install the electrical service. However, no deep excavation would occur. Thus, no impacts to paleontological resources are anticipated.

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?	☐	☐	☒	☐

Environmental Setting

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 by construction equipment exhaust and by construction employees' 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 project's long-term regional emissions would primarily arise from the creation of one new monthly inspection and maintenance trip and from indirect emissions associated with 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 for public education and outreach to reduce GHG emissions, administrative actions to monitor progress, and incentives to encourage participation in programs. The strategies either apply to existing buildings that have completed the environmental analysis, address the county's operational characteristics, or encourage actions that would reduce GHG emissions.

The project is permitted in the FR-10 zone with approval of a UP; thus, construction activities and operations are consistent with the Butte County General Plan. GHG emissions associated with the project site build-out have been analyzed and mitigated through the adoption of the Butte County CAP and the continued implementation of its strategies. Electricity consumed during construction and operations is primarily supplied by the area service provider, which is regulated under state renewable energy plans. Vehicles used during construction and those generated by the project's operations would comply with state regulations and plans on fuel efficiency. Therefore, the project would not generate substantial GHG emissions, either directly or indirectly, and would not significantly impact 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 monopine telecommunications facility with related improvements. One 30KW diesel generator with a 147-gallon fuel tank would be installed with the project. The fuel tank would be installed consistent with Butte County Department of Environmental Health standards and require preparation and approval of a Hazardous Materials Release and Response Plan (HMRRP) to address actions that would be taken to avoid environmental effects should a fuel spill occur. The fuel would not be routinely transported or used. It would only be used in emergency situations when disruptions to electrical service occur and during

periodic testing of the generator. No impact to the public would occur with storage of diesel fuel on-site in the quantities proposed and with implementation of a HMRRP, if required.

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. No existing or proposed schools have been identified within one-quarter mile of the project site. The closest school is Ishi Hills Middle School, which is located approximately five miles west of the lease area.

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 (State Water Resource Control Board *Geotracker*), which includes lists of hazardous materials sites compiled pursuant to California Government Code Section 65962.5, showed no contamination sites proximal to the proposed lease area.

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. Oroville Municipal Airport is located approximately 9.4 miles southwest of the proposed lease area. According to the Oroville Municipal Airport Land Use Compatibility Plan, the site is located outside the Airport Compatibility Zone; thus, no Airport Land Use Commission review is required. No impact would occur under this threshold.

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

No impact. The proposed project would refurbish an existing driveway generally west of Weger Drive. Emergency access would not be affected. The project would not include any actions that physically interfere with emergency response or emergency evacuation plans. One monthly inspection/maintenance trip would be required; however, that would result in a negligible change to overall volumes on Weger Drive. 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?

No impact. The project is located in a very high fire hazard area as designated by the California State Department of Forestry and Fire Protection, and thus, is within a State Responsibility Area (SRA). The nearest staffed fire station is Butte County Fire Station #64, located at 22 Walnut Avenue, Oroville, California, approximately 2.8 miles northwest of the lease area. The proposed action would not expose people or

structures to a significant risk or loss, injury or death involving wildland fires. No 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 leaving the site. Thus, the project would not affect water quality standards or related discharge requirements.

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 within the Sacramento Valley Groundwater Basin, which underlies most of eastern Butte County.

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

The net increase in impervious surfaces relative to existing conditions would consist of equipment cabinets and paved concrete pads. Further, no water service would be required. The proposed action would not alter surface infiltration or reduce percolation into the underlying aquifers. As shown in Figure 2-7 of the Butte County Groundwater Plan, the project site is not located within a groundwater recharge area for the Sacramento Valley Groundwater Basin. While the project would increase the site's impervious surface area, it would not be sufficient to affect groundwater recharge. 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 and driveway, 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 the construction of new facilities. The existing drainage patterns on-site would not be affected. Stormwater would percolate into the existing soil surrounding 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 consist of roadside ditches and culverts that capture surface runoff, which ultimately infiltrates into the soil or is conveyed to local 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 impact would occur under this threshold.

iv) Impede or redirect flood flows?

No impact. The project site is located within Flood Zone X (FEMA Flood Insurance Rate Map No. 06007C0880E, January 6, 2011). Properties within Zone X have less than a 1% chance of annual flooding.

The project would be uninhabited, and the electrical infrastructure, backup generator, and fuel tank would be elevated on concrete slabs. 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 that existing off-site flows 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?

Less than significant. The project site is located within Flood Zone X (FEMA Flood Insurance Rate Map No. 06007C0825E, 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 that pre-construction flows are maintained off-site. The project would not expose people or structures to flood hazard from severe storm events. According to the General Plan Health and Safety Element, Figure HS-5, the area is not located within an inundation zone. Thus, the lease area would not be affected if a dam failure occurred. The project site is not located in an area that would be impacted by a seiche, tsunami, or mudflows.

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

No impact. The project site is not located within the Butte County Groundwater Management Plan area. The project would negligibly increase impervious surfaces. No water service is required for the project's operation. 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 land uses for 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 FR-10.

Butte County Zoning Ordinance

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

Residential

Seven residential land use designations permit residential uses ranging from very-low-density farmsteads and low-density single-family homes to duplexes and multifamily structures. Secondary dwelling units are also permitted in all residential land-use designation categories, except within the North Chico Specific Plan, and are not to be included in the overall density calculations for a given designation. In every residential designation, existing legal parcels smaller than the minimum may remain as legal parcels. The residential land use designations also allow for public and quasi-public land uses that serve the community. Examples of allowable uses include churches, schools, parks and recreational facilities, fire stations, libraries, day care facilities, community centers, and other public uses. The Foothill Residential designation allows single-family dwellings at rural densities of 1 dwelling unit per 1 to 40 acres, depending on the zoning.

As stated, the proposed action is subject to approval of a Use Permit. The findings 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 and consistent with the General Plan.

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 comprises a 2,500-square-foot leased area and an access road improvement area (5,880 square feet) within the 4.91-acre parcel. The proposed action would allow the installation of a monopine, development pads, an equipment cabinet, 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 activities are appropriate for the designated land use. 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 violate zoning ordinances because it is conditionally permitted in the Foothill Residential zone with 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 rock sources in the immediate vicinity of the project site, and no mining has occurred on the project site or in the 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 a designated locally-important mineral resource recovery site. Further, construction of the monopine 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 the County, particularly 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 Areas[a]		Interior Noise Level Standard	
LAND USE	L_{dn}/CNEL, dB	L_{eq}, dBA[b]	L_{dn}/CNEL, dB	L_{eq}, dBA[b]
Residential	60[c]	-	45	-
Transient Lodging	60[c]	-	45	-
Hospitals, nursing homes	60[c]	-	45	-
Theaters, auditoriums, music halls	-	-	-	35
Churches, meeting halls	60[c]	-	-	40
Office Buildings	-	-	-	45
Schools, libraries, museums	-	70	-	45
Playgrounds, neighborhood parks	-	70	-	-

Source: Table HS-2, Butte County General Plan 2040

[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

	Daytime 7 am - 7 pm		Evening 7 pm - 10 pm		Night 10 pm - 7 am	
NOISE LEVEL DESCRIPTION	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.

Table 1.13.1, above, identifies the maximum allowable noise exposure for various land uses from transportation sources, including roadways, rail, and airports. Table 1.13-2 identifies the maximum allowable noise exposure from non-transportation sources. For 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 applicable to land use zones within the County, as 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 addressing violations of noise levels from stationary sources. The ordinance includes a list of activities exempt from its provisions. Relevant information regarding the exterior and interior noise limits established by the Butte County Noise Ordinance is provided 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 areas within Butte County. The maximum allowable interior noise level standards for residential uses are 45 dB Ldn/CNEL, intended to protect sleep and speech. 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 approximately 20 dBA for an older structure and 25 dBA for a newer dwelling constructed in accordance 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 L_{eq} (dB)	45	40	35
Maximum Level (dB)	60	55	50
Source: Butte County Code Chapter 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, with the exception of periodic emergency generator testing and operation, the project would not generate noise. The closest residence is approximately 330 feet northwest of the lease area. Noise emissions from the generator are expected to comply with the non-urban maximum noise level of 60 A-weighted decibels at 100 feet from the generator unit. Assuming a 6-dB reduction per doubling of distance, noise levels at 330 feet would be approximately 49 dBA, which is below the 60-dB standard. The monthly inspection and maintenance trips, including generator testing, will not affect 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 the installation of the equipment. The nearest sensitive property is located approximately 330 feet 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 9.4 miles southwest of the proposed lease area. As referenced, the project site is outside the Airport Influence Area and 55 dBA CNEL contour line per Exhibit 6-4 of the ALUCP. Thus, while aircraft overflights would be audible at the project site, the project would not require on-site staff; thus, 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 monopine and associated equipment within a 2,500-square-foot leased area within an existing 4.91-acre parcel zoned FR-10. 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 monopine 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 located in a very high fire hazard area as designated by the California State Department of Forestry and Fire Protection. The project site is within a State Responsibility Area (SRA), which means that the California Department of Forestry and Fire Protection (CalFire) has fiscal responsibility for preventing and suppressing fires. The nearest staffed fire station is Butte County Fire Station #64, located at 22 Walnut Avenue, Oroville, California, approximately 2.8 miles northwest of the lease area. 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 Chico and Oroville Police Departments. Implementation of the proposed project is unlikely to 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 monopine and related equipment. It would not affect demand for school facilities in the area. No impact would occur under this threshold.

Parks?

No impact. The project would not affect demand for existing local and regional park facilities. Approval of the project would allow construction of a new monopine and related equipment. 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 monopine and related equipment on a 2,500 square foot lease site located within an FR-10 zoned 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 monopine 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) Conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision b?	☐	☐	☐	☒
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
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 monopine and related equipment. One monthly inspection and maintenance trip would be required during operation of the project. Operation of Weger Drive would not be affected by the project. Impacts would be less than significant.

There are no designated pedestrian or bicycle transportation facilities near the project site, nor are any proposed for the project area. Weger Drive is not identified as an existing or planned bike route in the adopted *2011 Butte County Bicycle Plan*. The project's development would not affect alternative transportation facilities.

b) Conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision b?

No impact. The proposed project would generate one monthly inspection and maintenance trip. According to the Butte County Association of Governments *SB 743 Implementation – VMT Impact Significance Thresholds*, projects that generate less than 110 vehicle trips per day is exempted from CEQA review. Trips generated by the project would be below the threshold; therefore, VMT impacts would be minimal.

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

No impact. The proposed project would reestablish an existing private access driveway west from Weger Drive to the lease area. Use of the existing alignment 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.

d) Result in inadequate emergency access?

No impact. The project site would be accessed via Weger Drive and a reestablished unpaved private driveway. As stated, one monthly maintenance trip would occur and, if needed, emergency vehicles could use the access

road to enter the project site. 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 United Auburn Indian Community, Paskenta Band of Nomlaki Indians, the Mooretown Rancheria of the Maidu Indians and the Mechoopda Indian Tribe. Response letters were received from Mooretown Rancheria of the Maidu Indians. The Mooretown Rancheria of the Maidu Indians stated the site is proximal to a culturally sensitive area and thus identified the potential for inadvertent discoveries. The respondent requested consultation under AB 52.

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 residential-zoned parcel that is surrounded by open space and rural residential development. Grading and excavation would be limited to what is needed to install the monopine foundation, elevated equipment pad and related driveway improvements. No historic resources are known to occur on-site and none would be affected by the project.

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?**

Less than significant impact with mitigation. 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. However, as noted above, the Mooretown Rancheria of the Maidu Indians stated that the site is proximal to a culturally sensitive area and thus identified the potential for inadvertent discoveries. Monitoring was requested during AB 52 consultation. Implementation of Mitigation Measures TCR-1 and TCR-2 would reduce the potential for impacts on tribal cultural resources, including the discovery of human remains, to less than significant.

> Mitigation Measure TCR-1. The applicant will retain Mooretown Rancheria monitors as determined by the results of the consultation during ground disturbing activities. If cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983) must be contacted immediately, if not on-site, to evaluate the find. If the discovery proves to be significant under Section 106, additional work such as data recovery excavation may be warranted.
>
> Mitigation Measure TCR-2. The discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the county coroner must be notified

immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission, which will determine and notify a Most Likely Descendant. The Most Likely Descendant shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

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 waste is 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 from Weger Drive within the driveway easement and exclusive utility easement. 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 wireless 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?

Less than significant. 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?		☒ Yes		☐ No
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
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 within a very high fire hazard area as designated by the State Department of Forestry and Fire Protection. The project site is located within a State Responsibility Area (SRA); thus, CalFire has fiscal responsibility for preventing and suppressing wildfires.

Discussion

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

No impact. The project would require construction of a new monopine and related equipment. Access would be provided via the reestablishment of an existing unpaved driveway west into the site from Weger Drive. 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 a 2,500 square foot portion of an existing 4.91-acre FR-10 property east of Oroville. The lease area is generally flat but this site has rolling hills. The nearest staffed fire station is Butte County Fire Station #64, located at 22 Walnut Street, Oroville, California, approximately 2.8 miles northwest of the lease area. 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 existing driveway and extension to the lease area 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 low to moderate potential for landslides (see discussion Section 1.7.a – Geology Soils). 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 resources 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. 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.

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 monopine foundation, equipment cabinets, electrical service, fencing and repair the 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.

The cumulative effects resulting from the buildout of the Butte County General Plan 2040 were previously identified in the General Plan Update Program EIR. The type, scale, and location of the proposed activity would be consistent with the County's General Plan and zoning designation, with approval of a UP, and is compatible with the existing buildings located on-site and adjacent open space and single-family residential. 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.

Environmental Reference Materials

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2. Butte County. *Butte County Bicycle Plan*. June 14, 2011. Available at https://www.buttecounty.net/DocumentCenter/View/4542/2011-Adopted-Butte-County-Bicycle-Plan-PDF

3. Butte County. *Butte County Climate Action Plan*. Updated December 2021. Available at https://www.buttecounty.net/DocumentCenter/View/2255/2021-Butte-County-Climate-Action-Plan-CAP-PDF?bidId=

4. Butte County. *Butte County General Plan Update 2040 Update Final Environmental Impact Report*. March 2023. Available at https://www.buttecounty.net/DocumentCenter/View/6521/Butte-GPU-FEIR-030923?bidId=

5. Butte County. *Butte County General Plan 2040 Update*. March 28, 2023. Available at https://www.buttecounty.net/DocumentCenter/View/11581/Butte_County_General_Plan_2040_Compiled_Appendix_Optimized---Updated---10-12-23

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7. Butte County. *Butte County Code of Ordinances, Chapters 19, 20, 24 & 41A*. Available at https://www.municode.com/library/ca/butte_county/codes/code_of_ordinances/

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9. Butte County Air Quality Management District. *CEQA Air Quality Handbook – Guidelines for Assessing Air Quality and Greenhouse Gas Impacts for Projects Subject to CEQA Review*. October 23, 2014. Available at https://bcaqmd.org/planning/air-quality-planning-ceqa-and-climate-change/

10. Butte County Public Works Department, Division of Waste Management. Joint Technical Document-Neal Road Recycling and Waste Facility, Butte County, California. November 2017.

11. Butte County. Butte County Groundwater Management Plan, September 2004. https://www.buttecounty.net/1150/Groundwater-Management-Plan

12. California Department of Conservation. *Fault-Rupture Hazard Zones in California. Altquist-Priolo Earthquake Fault Zoning Act with Index to Earthquake Fault Zone Maps*. Special Publication 42. Interim Revision. 2007.

13. California Department of Conservation, Division of Land Resource Protection. *A Guide to the Farmland Mapping and Monitoring Program*. 2004.

14. California Department of Toxic Substance Control. 2025. *Envirostor Database*. Accessed December 2025. .https://www.envirostor.dtsc.ca.gov/public/

15. California Natural Diversity Database, excel spreadsheet, December 2025

16. Trileaf, Cultural Resources Survey for the Proposed US-CA-5900 HURELETON WEST Telecommunications Project (Trileaf # 774850), Oroville, Butte County, California, October 2025

17. Vertical Bridge Photo Simulation Exhibit, 77 Weger Road, Oroville, CA. (Appendix A)

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Mitigation Measures and Monitoring Agreement

HURLETON WEST TELECOMMUNICATION FACILITY USE PERMIT (PROJ-25-0006)

Project Sponsor(s) Incorporation of Mitigation into Proposed Project

I/We have reviewed the Initial Study for the Hurleton West Telecommunication Facility Use Permit (PROJ-25-0006) application and particularly the mitigation measures identified herein. I/We hereby modify the applications on file with the Butte County Planning Department to include and incorporate all mitigations set forth in this Initial Study.

Signed by:
Randy Wilson
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Project Sponsor/Project Agent — Date: 3/2/2026

Project Sponsor/Project Agent — Date

1. Mitigation Measure TCR-1. The applicant will retain Mooretown Rancheria monitors, as determined by the results of the consultation, during ground disturbing activities. If cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt, and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983) must be contacted immediately, if not on-site, to evaluate the find. If the discovery proves to be significant under Section 106, additional work such as data recovery excavation may be warranted.
2. Mitigation Measure TCR-2. The discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the county coroner must be notified immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission, which will determine and notify a Most Likely Descendant. The Most Likely Descendant shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.