



Butte County Department of Development Services

Paula Daneluk, AICP, *Director*
Curtis Johnson, *Assistant Director*

T: 530.552.3700 • F: 530.538.7785
ButteCounty.ca.gov/DDS

BUTTE COUNTY
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
TELECOMMUNICATION FACILITY
USE PERMIT (PROJ-26-0049)

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: Telecommunications Facility Use Permit (PROJ-26-0049)

Location: The project site is on the northwest corner of the intersection of Ophir Road and Lower Wyandotte Road, southeast of Oroville, California; Assessor Parcel Number: 078-080-013.

Project Description: The applicant, The Towers, LLC, c/o Complete Wireless Consulting would construct a new unmanned wireless communications monopine, 127' in height. The bottom of the antennas would be at 110' and the top would be at 118'. The proposed monopine tower will contain Verizon equipment with (12) 8' antennas, (4) Remote Radio Units (RRU's), (2) 3' microwave, (1) Global Positioning System (GPS) antenna, required antenna cabling, and Hybrid Cable System (HCS) jumpers. The ground equipment will include (1) Ground Mounted Radio Cabinet, (2) raised concrete pads, cable ice bridge, utility backboard, multi-meter utility service, one 30 kW diesel generator with a 210-gallon fuel tank, within a 50'x 50' lease area enclosed within a 6' tall, barb-wire chain-link fence with green privacy slats and a 12-foot wide access gate.

The Initial Study/Mitigated Negative Declaration (IS/MND) is on file for public review and comment starting **September 24, 2026**, to **October 23, 2026**. All comments for the IS/MND must be submitted in writing and received by **4:00 pm, Friday, October 23, 2026**. Written comments may be submitted to the Butte County Planning, 7 County Center Drive, Oroville, CA 95965. Phone: (530) 552-3701 Email: dsplanning@buttecounty.ca.gov. 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: Monopine Telecommunications Facility Use Permit (PROJ26-0049)
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: Mark Michelena, Principal Planner
530.552.3683
mmichelena@buttecounty.net
4. Project Location: The project site is a 2,500 square foot lease area on a 27-acre parcel located 400-feet northwest of the intersection of Ophir Road and Lower Wyandotte Road, Oroville, CA, APN 078 080 013
5. Project Sponsor's Name and Address: The Towers, LLC
c/o Complete Wireless Consulting
2009 V Street
Sacramento, CA 95818
Attn: Kevin Gallagher
6. General Plan Designation: Resource Conservation
7. Zoning: Resource Conservation
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.)

With approval of a Use Permit, the applicant, The Towers, LLC, c/o Complete Wireless Consulting would construct a new unmanned wireless communications monopine, 127' in height. The bottom of the antennas would be at 110' and the top would be at 118'. The proposed monopine tower will contain Verizon equipment with (12) 8' antennas, (4) Remote Radio Units (RRU's), (2) 3' microwave, (1) Global Positioning System (GPS) antenna, required antenna cabling, and Hybrid Cable System (HCS) jumpers. The antennas, RRUs, and accessory equipment on the tower will be painted to match. All paint will have an anti-glare finish. The ground equipment will include (1) Ground Mounted Radio Cabinet, (2) raised concrete pads, cable ice bridge, utility backboard, multi-meter utility service, one 30 kW diesel generator with a 210-gallon fuel tank, within a 50'x 50' lease area enclosed within a 6' tall, barb-wire chain-link fence with green privacy slats and a 12-foot wide access gate. The tower will not be artificially illuminated. No water or sewer service is required.

The facility will be unstaffed, and once in operation will generate approximately one vehicle trip per month for routine maintenance and inspections. The site will be accessed via a new 12' wide and approximately 270' long gravel access road connecting directly to Ophir Road. The driveway will have a hammerhead turnaround for fire

apparatus access. A new asphalt apron would be constructed at the intersection with Ophir Road. The project is proposed for construction in late-2027. This will be part of an existing wireless network, but no other incremental 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 27-acre parcel zoned RC. The site is vacant and undeveloped. Open space is located to the north. The Feather Falls Casino is located to the east/northeast on the east side of Lower Wyandotte Road. Rural residential development surrounds the remainder of the site. The nearest off-site residences to the proposed lease area are located approximately 550 feet to the southeast at 6010 Lower Wyandotte Road.

Direction	General Plan Designation	Zoning	Existing Land Use(s)
North	Resource Conservation	RC	Open space
South	Rural Residential	RR-5/P	Open space/residential
East	Medium Density Residential/Retail & Office	MDR/G-C	Open space/residential/gas station
West	Medium Density Residential	MDR	Open space/residential

The project would not require municipal services. The site would be accessed via a new 270-foot long gravel driveway from Ophir Road.

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

- Federal Communication Commission operating license.

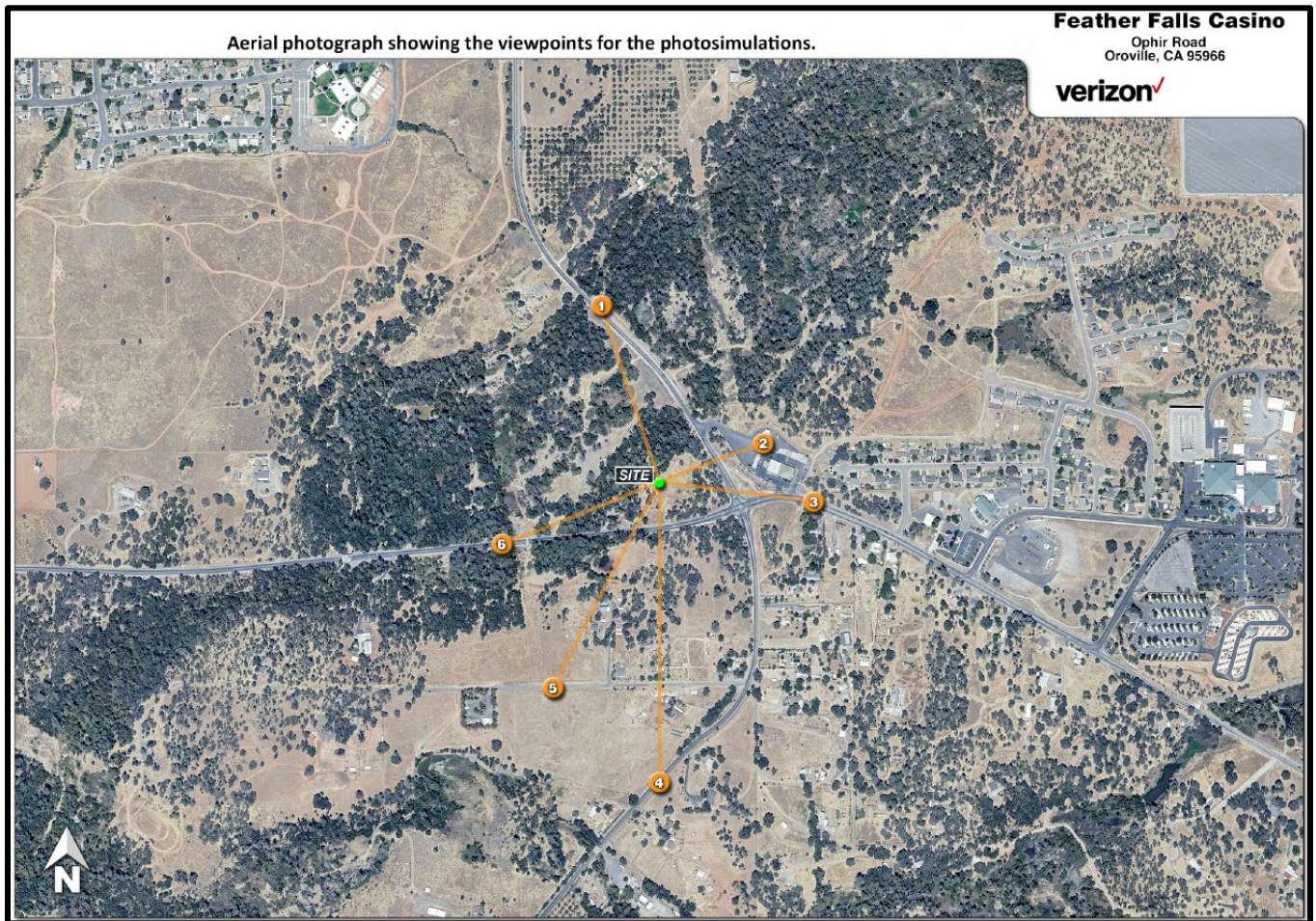
11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal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

See Discussion 1.18

Telecommunications Facility Permit (PROJ26-0049)



Figure 2 – Photo Simulations



1

GPS-locked drone to pinpoint height and location

Existing

Photosimulation of the view looking south from the shoulder of Lower Wyandotte Road.

Feather Falls Casino

Ophir Road
Oroville, CA 95966

verizon

Proposed 127 ft monopine

Proposed

2

GPS-locked drone to pinpoint height and location

Existing

Photosimulation of the view looking southwest from the Feather Falls Gas Station, across Lower Wyandotte Road.

Feather Falls Casino

Ophir Road
Oroville, CA 95966

verizon

Proposed 127 ft monopine

Proposed

3

GPS-locked drone to pinpoint height and location

Existing

Photosimulation of the view looking west from Lower Wyandotte Road approaching the intersection of Ophir and Palermo Rd.

Feather Falls Casino

Ophir Road
Oroville, CA 95966

verizon

Proposed 127 ft monopine

Proposed

4

GPS-locked drone to pinpoint height and location

Existing

Photosimulation of the view looking due north along Upper Palermo Road.

Feather Falls Casino

Ophir Road
Oroville, CA 95966

verizon

Proposed 127 ft monopine

Proposed

5

GPS-locked drone to pinpoint height and location

Existing

Photosimulation of the view looking northeast along Wheeler Ave, standing adjacent the high-tension transmission tower.

Feather Falls Casino

Ophir Road
Oroville, CA 95966

verizon

Proposed 127 ft monopine

Proposed

Photosimulation of the view looking east-northeast along eastbound Ophir Road.

Feather Falls Casino

Ophir Road
Oroville, CA 95966

verizon

6

Location of the proposed 127 ft monopine,
not visible along eastbound Ophir Road.

Existing and Proposed (no visible change)

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.

Mark Michelena

Prepared by Mark Michelena, Principal Planner

September 21, 2026

Date

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

1.1 AESTHETICS

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

Discussion

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

Less than Significant. The area comprising the project site is dominated by mature oak trees and understory vegetation. The site is vacant. The closest single-family residence and outbuildings are located approximately 550 feet to the southeast at 6010 Lower Wyandotte Road. Mature oak trees, in part, screen the lease area from neighboring roadways and residences. 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 Lower Wyandotte Road and Ophir Road 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 and illustrate potential changes in the viewshed. 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 the gas station and Feather Falls Casino to the east and the public right of way along Lower Wyandotte Road and Ophir Road proximal to the site. The site is currently not accessible. A new driveway would be constructed from Ophir Road to the lease area. The proposed equipment cabinet and security fence would not be visible from surrounding properties. The monopine would change existing views within the immediate area of the site; however, it would not substantively change the character of the existing 27-acre parcel or surrounding uses.

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

Less than significant impact. The tower and antennas will be a non-reflective, matte finish, gray or beige in color. The equipment area will be screened by a chain link fence. Security lighting, if provided, 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 established based on numerous State legislative findings regarding the importance of agricultural lands in an urbanizing society. Policies emanating from those findings include those that discourage premature and unnecessary conversion of agricultural land to urban uses and discourage discontinuous urban development patterns, which unnecessarily increase the costs of community services to community residents. The Williamson Act authorizes each County to establish an agricultural preserve. Land that is within the agricultural preserve is eligible to be placed under a contract between the property owner and County that would restrict the use of the land to agriculture in exchange for a tax assessment that is based on the yearly production yield. The contracts have a 9-year term that is automatically renewed each year unless the property owner or county requests a non-renewal or the contract is canceled.

Farmland Mapping and Monitoring Program

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

California Public Resources Code Section 4526

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

California Public Resources Code Section 12220(g)

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

Discussion

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

No impact. The California Farmland Mapping and Monitoring Program designates the parcel as "Other Land". Project improvements would impact a 2,500 square foot lease area and approximately 3,240 square feet for construction of the access driveway and utility trenching. The total impact area would be 5,740 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 RC. It is not under an existing Williamson Act Contract as depicted in the Butte County Williamson Act Parcels Map 2015/2016. 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 RC 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 rural residential area though are no residences or other improvements constructed on the 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 5,740 square feet of the 27.0-acre site. The remainder of the property would remain in its current condition. Therefore, the project would not result in the conversion of Farmland to a non-agricultural use.

1.3 AIR QUALITY

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

Environmental Setting

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

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

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

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

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

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

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

As a result, high levels of particulate matter (primarily fine particulates or PM_{2.5}) and ground-level ozone are the pollutants of most concern to the NSVAB Districts. Ground-level ozone, the principal component of smog, forms when reactive organic gases (ROG) and nitrogen oxides (NO_x) – together known as ozone precursor pollutants – react in strong sunlight. Ozone levels tend to be highest in Butte County during late spring through early fall, when sunlight is strong and constant, and emissions of the precursor pollutants are highest (Butte County CEQA Air Quality Handbook 2014).

Air Quality Attainment Status

Local monitoring data from the BCAQMD is used to designate areas a 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 PM ₁₀	Nonattainment	Attainment
24-Hour PM _{2.5}	No Standard	Attainment
Annual PM ₁₀	Attainment	No Standard
Annual PM _{2.5}	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 undeveloped site zoned RC. Open space and single-family residences surrounding the parcel. One trailer is located on the site. No single-family residences are visible. 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 (6010 Lower Wyandotte Road)	550 feet to the southeast
Residence (2519 Wheeler Avenue)	880 feet to the southwest
Residence (west end of Concow Maidu Drive)	650 feet west of the site
Source: Butte County Geographical Information System/Google Earth imagery	

Butte County Air Quality Management District

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

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

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

Table 1.3-4. Screening Criteria for Criteria Air Pollutants

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

Discussion

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

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

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

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

No impact. The proposed monopine would be on a 2,500 square foot leased site. The project size would not exceed the Industrial land-use type screening criteria listed above in Table 1.3-3. Thus, the project would not exceed the significance thresholds established in the BCAQMD, CEQA Air Quality Handbook.

c) Expose sensitive receptors to substantial pollutant concentrations?

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

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

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

1.4 BIOLOGICAL RESOURCES

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

Environmental Setting

Vegetation Communities

The project would be constructed on a 2,500 square foot lease area on the 27.0-acre parcel. The site and land surrounding the site is zoned RC. As stated, uses are single-family residential and open space. The Feather Falls Casino is located east of the site. Mature oak trees are the dominant vegetation. The understory is dominated by native deciduous trees intermixed annual and perennial species.

Special-Status Species

Many species of plants and animals within the State of California have low populations, limited distributions, or both. Such species may be considered "rare" and are vulnerable to extirpation as the state's human population grows and the habitats

these species occupy are converted to agricultural and urban uses. A sizable number of native species and animals have been formally designated as threatened or endangered under State and Federal endangered species legislation. Others have been designated as "Candidates" for such listing and the California Department of Fish and Wildlife (CDFW) have designated others as "Species of Special Concern". The California Native Plant Society (CNPS) has developed its own lists of native plants considered rare, threatened or endangered. Collectively, these plants and animals are referred to as "special status species."

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

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

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

The California Natural Diversity Database (CNDDB) was reviewed to determine if any special-status species have the potential to occur on the project site or its vicinity. As shown in Table 1.4-1, no special-status species were identified within a two-mile radius of the project site.

Table 4.4-1. Special-Status Species in the vicinity of the project site

Scientific Name	Common Name	Federal Status	State Status	CNPS/DFG List	Habitat
BIRDS					
<i>Laterallus jamaicensis coturniculus</i>	California black rail	Threatened	None		Over 90% of the population lives in the tidal salt marshes of the northern San Francisco Bay. Smaller groups live along freshwater Sierra Nevada foothill marshes,
AMPHIBIANS					
<i>Emys marmorata</i>	western pond turtle	None	None		The inhabit slow-moving water like ponds, marshes, small lakes and streams.
CRUSTACEANS					

<i>Linderiella occidentalis</i>	California linderiella	Threatened	None	California fairy shrimp tend to live in large, fairly clear vernal pools and lakes. The vernal pool fairy shrimp is a small, freshwater crustacean that is found in vernal pools in California.
<i>Branchinecta lynchi</i>	Vernal pool fairy shrimp	None	None	

Source: California Natural Diversity Database, Version 6

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 mature oak trees and native understory trees and shrubs. No sensitive habitat occurs within the lease area. The proposed action would permanently impact approximately 5,740 square feet for the lease area and access improvements. 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. As stated, the lease area appears to be clear of mature trees though small shrubs and ruderal weed species are present. The National Wetland Inventory (NWI) map does not show any blue line streams in proximity to 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 construction of the project.

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

No impact. As stated, the National Wetland Inventory (NWI) map does not show any blue line streams located proximal to the site. No stream corridor would be impacted by project construction, including utility trenching and driveway improvements. The project action would have no effect on any state or federally protected wetlands, marsh areas or vernal pool resources.

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

Less than significant with mitigation incorporated. The project site is a portion of resource conservation. 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 between critical winter migration areas. No migratory routes or corridors have been designated through the project site. Further, existing fencing and roadways preclude use of the area as a migratory wildlife corridor for large mammals. The project has the potential to impact nesting of migratory birds and raptors. The following mitigation is included to reduce the impact to less than significant.

Mitigation Measure BIO-1: Nesting Migratory Birds and Raptors

If project-related activities are scheduled between February 1 to August 31 (typical nesting season), a focused survey for nests shall be conducted by a qualified biologist within (3) calendar days prior to the beginning of the project-related activities. The qualified biologist shall survey a minimum radius of 500 feet for migratory birds and ½ mile for raptors around the project area. The results of the survey shall be provided to Butte County Development Services upon completion. If no nests are found, project activities may proceed as scheduled.

Active Nests. If an active nest is found, active nests should be avoided, and a no-disturbance buffer shall be determined and established by the qualified biologist. The buffer shall be kept in place until after the nesting season or until the qualified biologist confirms the young have fledged, are foraging independently, and the nest is no longer active for the season. The qualified biologist shall determine the extent of these buffers, which will depend on the species present, the level of noise or construction disturbance, line of sight between the nest and the disturbance, ambient noise, and other disturbances, and any topographical or artificial barriers.

Project Delay. If a lapse in project-related work of seven (7) calendar days or longer occurs, the qualified biologist shall complete another focused survey before project work can be reinitiated.

Plan Requirements: A qualified biologist must be retained to survey the area for active nests prior to project related disturbances.

Timing: Prior to construction

Monitoring: Butte County Development Services Department

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

No impact. As stated, mature oak and understory trees occur on the site and several are proximal to the lease area. The access road would be constructed around the trees and no large trees would need to be removed from the lease area. 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. In the event the BRCP is adopted, individual projects and development that occur in the BRCP planning area would need to be coordinated with the Butte County Association of Governments to ensure that the project does not conflict with the BRCP. No resources affected by the plan occur on-site. Further, because the plan has not been adopted, the proposed project will not conflict, nor interfere with, the attainment of the goals of the proposed plan.

1.5 CULTURAL RESOURCES

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

Discussion

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

No impact. The project site is a portion of an existing resource conservation 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 reestablished driveway. A total of 5,740 square feet would be disturbed for construction of the access road and installation of the equipment. There are no National Register Historic Places (NRHP) 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. No new construction or ground-disturbing activities are proposed that would result in impacts to known historic or cultural resources. No features exist on the property, including objects, sites, or landscapes, that could be considered as having cultural value to California Native American tribes, or eligible for listing in the California Register of Historic Resources.

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

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

1.6 ENERGY

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

Discussion

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

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

In this case, the project would construct a new monopine, equipment pad and cabinets, access driveway and security fence. Trenching would be required for the electrical service installation. The gravel access driveway would be constructed between Ophir Road and the lease area site. 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 new driveway. Operation of the facility would require electricity like other similar telecommunication facilities. Thus, no impact to energy consumption would occur.

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

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

1.7 GEOLOGY AND SOILS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. Geology and Soils.				
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to California Geological Survey Special Publication 42.)	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

Discussion

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

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

Less than significant impact. No known active faults are underlying, or adjacent to, the project site. The Cleveland Hill fault is the only active fault zone in Butte County identified in the most recent Alquist-Priolo Earthquake Fault Zoning Map. The Cleveland Hill fault is located east of Dunstone Drive and Miners Ranch Road, between North Honcut Creek and Mt. Ida Road, approximately 4± miles southeast of the City of Oroville and approximately three miles north 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 for the project.

ii) Strong seismic ground shaking?

Less than significant impact. Ground shaking at the project site could occur due to the earthquake potential of the region's active faults. Based on proximity of the Cleveland fault, seismic ground shaking may be perceptible at the site.

iii) Seismic-related ground failure, including liquefaction?

Less than significant impact. According to Butte County General Plan 2040, areas that are at risk for liquefaction can be found on the valley floor, especially near the Sacramento and Feather Rivers, and their tributaries, which have a higher potential to contain sandy and silty soils. According to Butte County General Plan 2040 (Figure HS-10), the project area is not within a subsidence area; and thus, is likely to be impacted by liquefaction. Regardless, the monopine foundation would be designed consistent with Butte County standards to ensure that potential effects of liquefaction are less than significant.

iv) Landslides?

No impact. The project site is rolling; however, 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 slight potential for soil erosion. Surface soil erosion and loss of topsoil have the potential to occur in any area of the county from disturbances associated with construction-related activities. The proposed action would 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 with low to no potential for landslides. To date, there have been no documented incidents of subsidence in Butte County. Further, the project would not require new development or related soil disturbances on the site.

Future operation of the facility would not be exposed to greater potential for liquefaction, lateral spreading and subsidence with implementation of the proposed action.

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

Less than significant impact. According to Figure HS-9 in the Butte County General Plan 2040, the project site is located in an area with a very 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. Trenching would be required to install the electrical service. Driveway and parking/turnaround area would require surface grading; 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. Greenhouse gas emissions would be generated during the construction and operation of the telecommunication facility. Construction-related emissions during development may be generated from construction equipment exhaust and construction employee vehicle trips to and from the worksite. Construction emissions would occur over a short duration and consist primarily of equipment exhaust emissions. The long-term regional emissions associated with the project would mainly arise from the creation of one new monthly inspection and maintenance trip and indirect sources emissions from electricity consumption.

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

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

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

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

1.9 HAZARDS AND HAZARDOUS MATERIALS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. Hazards and Hazardous Materials.				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☐	☒

Discussion

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

No impact. The project would be a monopine telecommunications facility with related improvements. One on-site emergency generator with fuel storage is proposed. The generator would only be used when electrical power outages occur and during periodic testing. The fuel would be stored in a double-walled tank with containment. No impact to the public associated with the routine transport, use or disposal of hazardous materials would occur.

- 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 reasonable 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?**

No impact. No existing or proposed schools have been identified within one-quarter mile of the project site. The closest school is Golden Hills Elementary School which is located approximately 0.7 miles northwest 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 5.0 miles west 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 construct a new access driveway generally northeast from Ophir Road. A hammerhead turnaround would be constructed at the lease area to accommodate fire apparatus. 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 Ophir Road. 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 Local Responsibility Area; and thus, is served by the Butte County Fire Department. The site is located within in a moderate fire hazard severity zone. The nearest staffed fire station is the Butte County Fire Station 72 located at 2290 Palermo Road in Palermo, California, approximately 2.3

miles southwest 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, no impact to water quality standards and related discharge requirements would occur with the project.

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

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

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

The net increase in impervious surfaces relative to existing conditions would consist of equipment cabinets and paved concrete pads. Further, no water service would be required. The proposed action would not cause a change in surface infiltration or a decrease in the percolation of water 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 expand the impervious surface on the site, it would not be sufficient enough to impact 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 construction of new facilities. The existing drainage patterns on-site would not be affected. Storm water 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 infiltrate into the soil or conveyed to area waterways. Precipitation that falls on vacant land percolates into the soil. The project would not increase runoff from impervious surfaces or otherwise affect the ability of existing on-site stormwater detention to accommodate stormflows. No 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. 06007C0985E, 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 existing flows off-site are maintained. The project would not expose people or structures to flood hazard from severe storm events. No impact would occur under this threshold.

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

Less than significant. The project site is located within Flood Zone X (FEMA Flood Insurance Rate Map No. 06007C0985E, January 6, 2011). The project would not redirect on-site drainage patterns or impede or redirect flood flows on or surrounding the site. All on-site drainage would be managed to ensure pre-construction flows off-site are maintained. The project would not expose people or structures to flood hazard from severe storm events. Per the General Plan Health and Safety Element Figure HS-5, the area is not located within an inundation zone. Thus, the lease area would not be affected if a dam failure were to occur. 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 located within the Butte County Groundwater Management Plan area. However, the project would negligibly increase impervious surfaces. No water service is required for operation of the project. The project would not affect groundwater demand or recharge. No impact would occur under this threshold.

1.11 LAND USE AND PLANNING

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

Environmental Setting

The General Plan Update represents the basic community values, ideals and aspirations with respect to land use, development, transportation, public services, and conservation policy that will govern Butte County through 2040. The land use element of the general plan designates the land use of areas within the County and includes a description of the characteristics and intensity of each land use category. The land use designation for the project site is RR-5.

Butte County Zoning Ordinance

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

Resource Conservation

This designation allows natural, wilderness, and study areas, as well as limited recreational and commercial recreational uses that do not detract from the area's value for habitat, open space, or research. Residential uses, including Accessory Dwelling Units (ADU) are permitted uses. The minimum parcel size is 40 acres. Existing legal parcels smaller than the minimum may remain as legal parcels. 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 is a 2,500 square foot lease area and access road improvement area (5,740 square feet in total) within the 27.0-acre parcel. The proposed action would allow the installation of a monopine, development pads, 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 types of activities are appropriate to the land use designated for the area. The proposed project does not include an amendment to the existing land use designation and would be consistent with the zoning designation provided a UP is approved. The proposed project is a request for a UP, consistent with Section 24-217 of the Butte County Zoning Ordinance. Implementation of the project would not result in a conflict with zoning ordinances because the project is conditionally allowed in the Resource Conservation zone with the approval of a UP. The project will not generate any inconsistencies with applicable zoning standards and General Plan policies.

1.12 MINERAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. Mineral Resources.				
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

Discussion

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

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

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

No impact. The project site is not within or near 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 Butte County, but especially in rural areas and in the vicinity of noise-sensitive uses such as residences, schools, and churches. Noise is discussed in the Health and Safety Chapter of the Butte County General Plan 2040. Tables HS-2 and HS-3 in the County General Plan (included as Tables 1.13-1 and 1.13-2 below) outline the maximum allowable noise levels at sensitive receptor land uses.

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

LAND USE	Exterior Noise Level Standard for Outdoor Activity Areas ^a		Interior Noise Level Standard	
	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

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

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

Notes:

1. "Non-Urban designations" are Agriculture, Timber Mountain, Resource Conservation, Foothill Residential and Rural Residential. All other designations are considered "urban designations" for the purposes of regulating noise exposure.
2. Each of the noise levels specified above shall be lowered by 5 dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g. caretaker dwellings).
3. The County can impose noise level standards which are up to 5 dB less than those specified above based upon determination of existing low ambient noise levels in the vicinity of the project site.
4. In urban areas, the exterior noise level standard shall be applied to the property line of the receiving property. In rural areas, the exterior noise level standard shall be applied at a point 100 feet away from the residence. The above standards shall be measured only on property containing a noise sensitive land use. This measurement standard may be amended to provide for measurement at the boundary of a recorded noise easement between all affected property owners and approved by the County.

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

Butte County Noise Ordinance

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

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

Chapter 41A-9 Exemptions

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

- (f) Noise sources associated with construction, repair, remodeling, demolition, paving or grading of any real property or public works project located within one thousand (1,000) feet of residential uses, provided said activities do not take place between the following hours:
- Sunset to sunrise on weekdays and non-holidays;
 - Friday commencing at 6:00 p.m. through and including 8:00 a.m. on Saturday, as well as not before 8:00 a.m. on holidays;
 - Saturday commencing at 6:00 p.m. through and including 10:00 a.m. on Sunday; and,
 - Sunday after the hour of 6:00 p.m.
- Provided, however, when an unforeseen or unavoidable condition occurs during a construction project and the nature of the project necessitates that work in process be continued until a specific phase is completed, the contractor or owner shall be allowed to continue work into the hours delineated above and to operate machinery and equipment necessary to complete the specific work in progress until that specific work can be brought to conclusion under conditions which will not jeopardize inspection acceptance or create undue financial hardships for the contractor or owner;
- (g) Noise sources associated with agricultural and timber management operations in zones permitting agricultural and timber management uses;
- (h) All mechanical devices, apparatus or equipment which are utilized for the protection or salvage of agricultural crops during periods of adverse weather conditions or when the use of mobile noise sources is necessary for pest control;
- (i) Noise sources associated with maintenance of residential area property, provided said activities take place between 7:00 a.m. to sunset on any day except Saturday, Sunday, or a holiday, or between the hours of 9:00 a.m. and 5:00 p.m. on Saturday, Sunday, or a holiday; and, provided machinery is fitted with correctly functioning sound suppression equipment;

Chapter 41A-8 Butte County Interior Noise Standards

Interior noise standards discussed in Chapter 41A apply to all noise sensitive interior area within Butte County. The maximum allowable interior noise level standards for residential uses is 45 dB Ldn/CNEL, which is designed for sleep and speech protection. The typical structural attenuation of a residence from an exterior noise is 15 dBA when windows facing the noise source is open. When windows in good condition are closed, the noise attenuation factor is around 20 dBA for an older structure and 25 dBA for a newer dwelling constructed consistent with Title 24 of the California Energy Code.

Table 1.13-3. Maximum Allowable Interior Noise Standards

NOISE LEVEL DESCRIPTION	Daytime 7 am - 7 pm	Evening 7 pm - 10 pm	Nighttime 10 pm - 7 am
Hourly 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, operation of the monopine and related equipment, would not generate noise. A single-family residence is located approximately 540 feet southeast of the lease area. The monthly inspection and maintenance trips will have no effect on existing noise levels.

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

No impact. The proposed action would require minor grading and excavation to accommodate installation of the equipment. The nearest sensitive property is located approximately 540 feet southeast 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. Oroville Municipal Airport Paradise Airport is located approximately 5.0 miles west 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.

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 related equipment on a 2,500 square foot leased area within an existing 27.0-acre RC zoned parcel. 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 moderate fire hazard area and within a Local Responsibility Area (LRA), which means that the Butte County Fire Department has fiscal responsibility for preventing and suppressing fires. The nearest staffed fire station is Butte County Fire Station #72, located at 2990 Palermo Road in Palermo, California, approximately 2.3 miles south 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 Oroville Police Department. 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 RC 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) 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 Ophir Road would not be affected by the project. Impacts would be less than significant.

There are no designated pedestrian or bicycle transportation facilities located near the project site. The adopted [2011 Butte County Bicycle Plan](#) shows a segment of Class 1 bicycle path is proposed for Lower Wyandotte Road in the area of the project site. Development of the project would not impact alternative transportation facilities.

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

No impact. The proposed project would construct a new driveway from Ophir Road to the lease area. The the driveway approach would be designed to Butte County Department of Public Works standards. The new driveway would not change the configuration (alignment) of area roadways and would not introduce types of vehicles that would result in dangerous conditions on area roads.

- c) **Result in inadequate emergency access?**

No impact. The project site would be accessed via Ophir Road and a new 270-foot long gravel driveway. As stated, one monthly maintenance trip would occur and, if needed, emergency vehicles could use the access road to enter the project site. A hammerhead turnaround would be constructed to accommodate emergency vehicles. No impact to emergency access would occur with approval of the proposed action.

1.18 TRIBAL CULTURAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. Tribal Cultural Resources.				
Has a California Native American Tribe requested consultation in accordance with Public Resources Code section 21080.3.1(b)?	☐ Yes		☒ No	
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☐	☐	☒
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☐	☐	☒

Environmental Setting

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

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

A substantial adverse change upon a historically significant resource would be one wherein the resource is demolished or materially altered so that it no longer conveys its historic or cultural significance in such a way that justifies its inclusion in the California Register of Historical Resources or such a local register (CEQA Guidelines Section 15064.5, sub. (b)(2)). Cultural resources include prehistoric and historic period archaeological sites; historical features, such as rock walls, water ditches and flumes, and cemeteries; and architectural features. Cultural resources consist of any human-made site, object (i.e., artifact), or feature that defines and illuminates our past. Often such sites are found in foothill areas, areas with high bluffs, rock outcroppings, areas overlooking deer migratory corridors, or near bodies of water.

Per Assembly Bill AB 52 (Statutes of 2014) letters were sent to the Paskenta Band of Nomlaki Indians, the Mooretown Rancheria of the Maidu Indians, the Mechoopda Indian Tribe of Chico Rancheria, the Konkow Valley Band of Maidu Indians and the United Auburn Indian Community on August 25, 2026. No response letters were received.

Discussion

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

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

No impact. The proposed action would be constructed within an existing RC-zoned parcel that is surrounded by mature oak trees, understory vegetation, 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 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?

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

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 Ophir Road or Lower Wyandotte Road 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?**

No 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?				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	☐ Yes		☒ No	
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Environmental Setting

The project site is in the Local Responsibility Area (LRA) and is within a moderate fire hazard area and under the jurisdiction of the Butte County Fire Department.

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 a new gravel driveway northeast into the site from Ophir Road. 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 27-acre RC property south of Oroville. The lease area is generally flat but this site has rolling topography. The nearest staffed fire station is Butte County Fire Station #72 located at 2990 Palermo Road in Palermo, California, approximately 2.3 miles south 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. As stated, a hammerhead turnaround for emergency vehicles would be constructed as part of the access improvements with 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 no 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 new 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 with mitigation incorporated. 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 less than significant with the included mitigation.. 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.

The cumulative effects resulting from 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 type of activity proposed would be consistent with the County’s General Plan and zoning designation with approval of a UP and is compatible with 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.

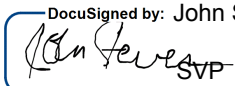
Environmental Reference Materials

1. Butte County. *Butte County Airport Land Use Compatibility Plan*. Butte County Airport Land Use Commission. November 15, 2017. Available at <https://www.buttecounty.net/DocumentCenter/View/3012/Butte-County-Airport-Land-Use-Compatibility-Plan-PDF>
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
6. Butte County. *Butte County General Plan 2030 and Zoning Ordinance Amendments – Draft Supplemental Environmental Impact Reports.aspx*. June 17, 2015. Available at <https://www.buttecounty.net/DocumentCenter/View/2136/Complete-General-Plan-PDF>
7. Butte County. *Butte County General Plan 2040 Setting and Trends Report Public Draft*. June 2021.
8. 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/
9. Butte County. *Butte County Department of Development Services GIS Data*. March 2020.
10. 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/>
11. Butte County Public Works Department, Division of Waste Management. *Joint Technical Document-Neal Road Recycling and Waste Facility, Butte County, California*. November 2017.
12. Butte County. *Butte County Groundwater Management Plan*, September 2004. <https://www.buttecounty.net/1150/Groundwater-Management-Plan>
13. 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.
14. California Department of Conservation, Division of Land Resource Protection. *A Guide to the Farmland Mapping and Monitoring Program*. 2004.
15. California Department of Toxic Substance Control. 2025. *Envirostor Database*. Accessed August 2026. <https://www.envirostor.dtsc.ca.gov/public/>
16. California Natural Diversity Database, excel spreadsheet, September 2026
17. Vertical Bridge Photo Simulation Exhibit, Ophir Road/Lower Wyandotte Road, Feather Falls, CA.

Mitigation Measures and Monitoring Requirements
CONDITIONAL USE PERMIT / THE TOWERS LLC (PROJ-26-0049)

Project Sponsor(s) Incorporation of Mitigation into Proposed Project

I/We have reviewed the Initial Study for the Use Permit for The Towers LLC (PROJ-26-0049) 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.

DocuSigned by: John Stevens

SVP
5F230FE153FD402...

Project Sponsor/Project Agent

9/21/2026

Date

Project Sponsor/Project Agent

Date

Mitigation Measures and Monitoring Requirements

CONDITIONAL USE PERMIT / THE TOWERS LLC (PROJ-26-0049)

1. **Mitigation Measure BIO-1**

If project-related activities are scheduled between February 1 to August 31 (typical nesting season), a focused survey for nests shall be conducted by a qualified biologist within (3) calendar days prior to the beginning of the project-related activities. The qualified biologist shall survey a minimum radius of 500 feet for migratory birds and ½ mile for raptors around the project area. The results of the survey shall be provided to Butte County Development Services upon completion. If no nests are found, project activities may proceed as scheduled.

Active Nests. If an active nest is found, active nests should be avoided, and a no-disturbance buffer shall be determined and established by the qualified biologist. The buffer shall be kept in place until after the nesting season or until the qualified biologist confirms the young have fledged, are foraging independently, and the nest is no longer active for the season. The qualified biologist shall determine the extent of these buffers, which will depend on the species present, the level of noise or construction disturbance, line of sight between the nest and the disturbance, ambient noise, and other disturbances, and any topographical or artificial barriers.

Project Delay. If a lapse in project-related work of seven (7) calendar days or longer occurs, the qualified biologist shall complete another focused survey before project work can be reinitiated.

Plan Requirements: A qualified biologist must be retained to survey the area for active nests prior to project related disturbances.

Timing: Prior to construction

Monitoring: Butte County Development Services Department