



**OROVILLE PLANNING COMMISSION
HISTORICAL ADVISORY COMMITTEE**

Council Chambers
1735 Montgomery Street
Oroville, CA. 95965

**January 10, 2019
SPECIAL MEETING
OPEN SESSION 7:00 PM
AGENDA**

CITY OF OROVILLE PLANNING COMMISSION

CHAIR: Damon Robinson
VICE-CHAIR: Carl Durling
MEMBERS: Randy Chapman; Wyatt Jenkins; Michael Britton;

*This meeting may be broadcast remotely via audio and/or video conference at the following address:
Cota Cole, LLP, 2261 Lava Ridge Court, Roseville, California 95661.*

CALL TO ORDER

ROLL CALL

Commissioners: Michael Britton, Randy Chapman, Wyatt Jenkins, Vice Chairperson Carl Durling, Chairperson Damon Robison

PLEDGE OF ALLEGIANCE

INSTRUCTIONS TO INDIVIDUALS WHO WISH TO SPEAK

If you would like to address the Council at this meeting, you are requested to complete the blue speaker request form (located on the wall by the agendas) and hand it to the City Clerk, who is seated on the right of the Council Chamber. The form assists the Clerk with minute taking and assists the Mayor or presiding chair in conducting an orderly meeting. Providing personal information on the form is voluntary. For scheduled agenda items, please submit the form prior to the conclusion of the staff presentation for that item. Council has established time limitations of three (3) minutes per speaker on all items and an overall time limit of thirty minutes for non-agenda items. If more than 10 speaker cards are submitted for non-agenda items, the time limitation would be reduced to two minutes per speaker. If more than 15 speaker cards are submitted for non-agenda items, the first 15 speakers will be randomly selected to speak at the beginning of the meeting, with the remaining speakers given an opportunity at the end. **(California Government Code §54954.3(b))**. Pursuant to Government Code Section 54954.2, the Council is prohibited from taking action except for a brief response from the Council or staff to statements or questions relating to a non-agenda item.

CORRESPONDENCE

APPROVAL OF MINUTES

1. The planning commission will consider approving the minutes of the 11.15.18 Planning Commission Meeting.

PUBLIC HEARING

The Public Hearing Procedure is as follows:

- Chairperson opens the public hearing.
- Staff and Property Owner introduce item.
- Hearing is opened for public comment limited to three (3) minutes. In the event of more than ten (10) speakers, time will be limited to one and a half (1.5) minutes. Under Government Code 54954.3. the time for each presentation may be limited.
- Speakers are requested to provide a speaker card to the City Clerk
- Public comment session is closed
- Commissioners, discuss, debate and action.

2. ZC 18-04 ALLOWED USE IN MIXED-USE DISTRICTS

The Oroville Planning Commission will review and consider approving Zoning Change No. ZC – 18-04 for the minor change to the Oroville Municipal Code Zoning Table 17.34.020 Allowed uses in mixed-use districts, to add “*Vehicle Repair Shops*” and “*Vehicle Sales*” to the Manufacturing, Wholesale, Repair, and Storage section of the table with an Administrative Permit.

RECOMMENDATION

APPROVE the recommended Findings for Zoning Change No. ZC – 18-04; and

APPROVE Resolution No. P2018-15 Zoning Change No. ZC – 18-04.

3. VAR 19-01 OROVILLE HOSPITAL HEIGHT VARIANCE

The Planning Commission will conduct a public hearing to consider a height variance to accommodate the new medical center wing.

RECOMMENDATION

ADOPT the Findings VAR 19-01

ADOPT the Resolution P2019-02

APPROVE Conditions of Approval

4. OROVILLE HOSPITAL ZONING CHANGE

The Planning Commission will conduct a public hearing to consider approving zoning change and use permit to accommodate the new medical center wing.

RECOMMENDATION

APPROVE the recommended zoning changes and use permit

ADOPT Resolution P2019-01

REGULAR BUSINESS

5. PAINTING FACIA AND MASONRY WAINSCOTING AT 1850 HIGH STREET

The Historical Advisory Committee will consider approving the repainting of the existing facia and masonry wainscoting over existing concrete raised loading dock area.

RECOMMENDATION

Approve painting and masonry wainscoting

6. LOTT HOME REROOF PROJECT

The Historical Advisory Committee will consider options for reroofing the Lott Home

RECOMMENDATION

Approve staff recommendation

ADJOURNMENT

Accommodating Those Individuals with Special Needs – In compliance with the Americans with Disabilities Act, the City of Oroville encourages those with disabilities to participate fully in the public meeting process. If you have a special need in order to allow you to attend or participate in our public meetings, please contact the City Clerk at (530) 538-2535, well in advance of the regular meeting you wish to attend, so that we may make every reasonable effort to accommodate you. Documents distributed for public session items, less than 72 hours prior to meeting, are available for public inspection at City Hall, 1735 Montgomery Street, Oroville, California.

Recordings - All meetings are recorded and broadcast live on cityoforoville.org and YouTube.



OROVILLE PLANNING COMMISSION

Council Chambers
1735 Montgomery Street
Oroville, CA. 95965

**Thursday, November 15, 2018
MEETING MINUTES**

This meeting was recorded live and may be viewed at cityoforoville.org or on YouTube.

CALL TO ORDER – Meeting called to order by chairperson Robison at 7:02pm.

ROLL CALL

- PRESENT: Commissioners, Michael Britton, Randy Chapman, Wyatt Jenkins, Chairperson Damon Robison
- ABSENT: Commissioners Adonna Brand and Vice Chairperson Carl Durling
- STAFF: Chief Building Official Gary Layman, Assistant City Clerk Jackie Glover, Staff Assistant Cecilia Carmona

PLEDGE OF ALLEGIANCE – led by chairperson Robison

PUBLIC COMMENTS

None

CORRESPONDENCE

None.

APPROVAL OF MINUTES

1. **MINUTES** – Motion by Commissioner Chapman and second by Commissioner Jenkins to approve the minutes of the October 25, 2018 Planning Commission meeting. Motion passed with Commissioner Britton Abstaining.

- AYES: Commissioner Jenkins, Chapman, Chairperson Robison
- NOES: None
- ABSTAIN: Commissioner Britton
- ABSENT: Commissioner Durling and Brand

PUBLIC HEARINGS

2. **Use Permit (UP 18-08)** – The Oroville Planning Commission conducted a public hearing to consider approving a Cabinet Shop for the property located at 2014 Lincoln Street, Oroville Ca. 95965 Accessors Parcel Number 012-212-039.

PUBLIC SPEAKERS: Loren Gill

Motion by Commissioner Britton and second by Commissioner Chapman to Adopt Resolution No. P2018-12. Motion passed unanimously.

- AYES: Commissioner Jenkins, Chapman, Britton , Chairperson Robison
- NOES: None

ABSTAIN: None
ABSENT: Commissioner Durling and Brand

3. **17.08.140 Cessation of land uses activities (ZC 18-02)** – The Oroville Planning Commission conducted a public hearing to consider revising section 17.08.140 of the City of Oroville Municipal Code.

PUBLIC SPEAKERS: Bill Speer and an anonymous Speaker

Motion by Commissioner Jenkins and second by Commissioner Chapman to approve the recommended Findings for Zoning Change No. ZC – 18-02; and adopt Resolution No. P2018-13 Zoning Change No. ZC – 18-02. Motion passed with Chairperson Robison abstaining.

AYES: Commissioner Jenkins, Chapman, Britton
NOES: None
ABSTAIN: Chairperson Robison
ABSENT: Commissioner Durling and Brand

REGULAR BUSINESS

None

DISCUSSION ITEMS

- Discussion about the housing crisis in Oroville related to the Camp Fire.

DIRECTOR'S REPORT

- DR Horton continues to move forward
- Plans have been submitted for another subdivision
- Acacia Estates is closing escrow
- HWY 70 annexation has not moved forward yet
- Bluffs – Looking @ conditions of approval

COMMISSION REPORTS

None

ADJOURNMENT

Meeting Adjourned at 7:43pm by Chairperson Robison. Adjourned to Thursday, December 13, 2018 at 7:00 P.M. in the Oroville City Council Chambers.

APPROVED:

ATTESTED:

DAMON ROBISON, Chair

JACKIE GLOVER, Assistant City Clerk



City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

1735 Montgomery Street
Oroville, CA 95965-4897
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PLANNING COMMISSION STAFF REPORT

January 10, 2019

ZC – 18-04 Allowed Uses in Mixed-Use Districts - The Oroville Planning Commission will review and consider approving Zoning Change No. ZC – 18-04 for the minor change to the Oroville Municipal Code Zoning Table 17.34.020 Allowed uses in mixed-use districts, to add “*Vehicle Repair Shops*” and “*Vehicle Sales*” to the Manufacturing, Wholesale, Repair, and Storage section of the table with an Administrative Permit.

ENVIRONMENTAL DETERMINATION:

This action has been determined to be Categorically Exempt from the California Environmental Quality Act (CEQA) review pursuant to Title 14, California Code of Regulations, Section 15301 “Existing Facilities”.

REPORT PREPARED BY:

Gary D. Layman, Acting Director
Community Development Department

REVIEWED BY:

Bill Lagrone,
Assistant City Administrator

RECOMMENDED ACTIONS:

City staff recommends that the Planning Commission take the following actions:

1. **APPROVE** the recommended Findings for Zoning Change No. ZC – 18-04; and
2. **APPROVE** Resolution No. P2018-15 Zoning Change No. ZC – 18-04.

SUMMARY

The existing Municipal code as written effects the ability to occupy existing buildings that have been vacated for a length of time without a consideration of the effects that this would have on businesses and building owners in occupying buildings when they become vacant or the ability for new businesses that resemble what exist in the surrounding area to come

be provided. However, a minor change to the Oroville Municipal code would allow the ability to utilize these existing buildings despite the term of vacancy as well as other new businesses that resemble the surrounding businesses to be provided.

DISCUSSION

This Table as written effects the usability and ability to occupy buildings and structures for uses in which they were originally designed for or the ability for new businesses to come into town that resemble the surrounding area to be provided. The new proposed change to the Oroville Municipal Code will allow buildings whose use has not changed to be occupied for the use originally or previously designed for and new businesses to come into town and be located in an area that other similar businesses take residence. The minor change to the Oroville Municipal Code Table 17.34.020 Allowed uses in mixed-use districts, to add “Vehicle Repair Shops” and “Vehicle Sales” to the Manufacturing, Wholesale, Repair, and Storage section of the table with an Administrative Permit requirement would eliminate this and allow staff to provide conditions of approval regulating the terms of the agreement.

**Table 17.34.020-1:
Allowed Uses in Mixed-Use Districts**

<i>Manufacturing, Wholesale, Repair, and Storage</i>				
Food or beverage production	UP	-	UP	
Landscape material sales	-	-	UP	
Manufacturing—20,000 square feet or less of gross floor area	UP	-	UP	
Metalwork—10,000 square feet or less of gross floor area	UP	-	UP	
Mini-storage facility	-	-	-	17.44.060 (MS-O: mini-storage overlay)
Outdoor storage—250 square feet or less	-	-	P	17.16.140 (Outdoor storage)
Outdoor storage—more than 250 square feet	UP	UP	UP	17.16.140 (Outdoor storage)
Repair service, large equipment—20,000 square feet or less of gross floor area	-	-	UP	
Repair service, small appliances	P	P	P	
<i>Vehicle Repair Shop</i>	<i>AP</i>	<i>AP</i>	<i>AP</i>	
<i>Vehicle Sales</i>	<i>-</i>	<i>-</i>	<i>AP</i>	

ENVIRONMENTAL REVIEW

This action has been determined to be Categorical Exempt from the California Environmental Quality Act (CEQA) review pursuant to Title 14, California Code of Regulations, Section 15301 "Existing Facilities"

FISCAL IMPACT

NONE.

NEWSPAPER NOTICE

ATTACHMENTS

Will be provided separately

FINDINGS

Use Permit No. ZC 18-04: CHANGE TO THE ZONING CODE TABLE 17.34.020

A. INTRODUCTION

The Oroville Planning Staff recommends the Planning Commission review and consider approving Zoning Change No. ZC – 18-04 for the minor change to the Oroville Municipal Code Zoning Table 17.34.020 Allowed uses in mixed-use districts, to add “Vehicle Repair Shops” and “Vehicle Sales” to the Manufacturing, Wholesale, Repair, and Storage section of the table with an Administrative Permit.

B. CATEGORICAL EXEMPTION

This action has been determined to be Categorically Exempt from the California Environmental Quality Act (CEQA) review pursuant to Title 14, California Code of Regulations, Section 15301 “Existing Facilities”.

C. FINDINGS

This Table as written effects the usability and ability to occupy buildings and structures for uses in which they were originally designed for or the ability for new businesses to come into town that resemble the surrounding area to be provided. The new proposed change to the Oroville Municipal Code will allow buildings whose use has not changed to be occupied for the use originally or previously designed for and new businesses to come into town and be located in an area that other similar businesses take residence. The minor change to the Oroville Municipal Code Table 17.34.020 Allowed uses in mixed-use districts, to add “Vehicle Repair Shops” and “Vehicle Sales” to the Manufacturing, Wholesale, Repair, and Storage section of the table with an Administrative Permit requirement would eliminate this and allow staff to provide conditions of approval regulating the terms of the agreement.

**Table 17.34.020-1:
Allowed Uses in Mixed-Use Districts**

<i>Manufacturing, Wholesale, Repair, and Storage</i>				
Food or beverage production	UP	-	UP	
Landscape material sales	-	-	UP	
Manufacturing—20,000 square feet or less of gross floor area	UP	-	UP	
Metalwork—10,000 square feet or less of gross floor area	UP	-	UP	
Mini-storage facility	-	-	-	17.44.060 (MS-O: mini-storage overlay)

Outdoor storage—250 square feet or less	-	-	P	17.16.140 (Outdoor storage)
Outdoor storage—more than 250 square feet	UP	UP	UP	17.16.140 (Outdoor storage)
Repair service, large equipment—20,000 square feet or less of gross floor area	-	-	UP	
Repair service, small appliances	P	P	P	
<i>Vehicle Repair Shop</i>	<i>AP</i>	<i>AP</i>	<i>AP</i>	
<i>Vehicle Sales</i>	<i>-</i>	<i>-</i>	<i>AP</i>	

RESOLUTION NO. P2018-15

A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING ZONING CHANGE NO. 18-04 PERMITTING A CHANGE TO THE ZONING CODE TABLE 17.34.020.

WHEREAS, the City of Oroville staff recommends a change to Table 17.34.020; and

WHEREAS, Zoning Table 17.34.020 Allowed uses in mixed-use districts, to add “Vehicle Repair Shops” and “Vehicle Sales” to the Manufacturing, Wholesale, Repair, and Storage section of the table with an Administrative Permit; and

WHEREAS, the change to Zoning Table 17.34.020 to read as follows:

17.34.020 Allowed uses in mixed-use districts.

Table 17.34.020-1 shows the uses allowed in the mixed-use districts. These uses include:

- A. **Permitted Use (P)**. Uses shown with a “P” are permitted by-right with zoning clearance approval. See Section 17.48.030 (Zoning clearances).
- B. **Administrative Permit Required (AP)**. Uses shown with an “AP” require an administrative permit. See Section 17.48.020 (Administrative permits).
- C. **Use Permit Required (UP)**. Uses shown with a “UP” require a use permit. See Section 17.48.010 (Use permits).
- D. **Use-Specific Regulations (S)**. Uses shown with an “S” must comply with specific regulations for that use. The table identifies the section number for the use-specific regulations.
- E. **Use Not Allowed (-)**. Uses shown with a “-” or that are not listed, are not allowed.

**Table 17.34.020-1:
Allowed Uses in Mixed-Use Districts**

Key

P	Permitted use, subject to zoning clearance
AP	Administrative permit required
UP	Use permit required
S	See use-specific regulations for permit requirement
-	Use not allowed

Land Use	Zoning Districts			Use-Specific Regulations
	MXD	MXN	MXC	
Local Food Uses				
Neighborhood food and beverage sales	AP	AP	AP	17.16.220 (Neighborhood food and beverage sales)
Urban agriculture	S	S	S	17.16.230 (Urban agriculture)
Public Assembly				
Carnival, circus or fair	AP	AP	AP	17.16.060 (Temporary uses and buildings)
Commercial recreational facility—indoor, 10,000 square feet or less of gross floor area	UP	UP	P	
Commercial recreational facility—indoor, more than 10,000 square feet of gross floor area	UP	UP	UP	
Commercial recreational facility—outdoor	-	-	UP	
Concert or performance	AP	AP	AP	17.16.060 (Temporary uses and buildings)
Library or museum	UP	UP	UP	
Meeting facility—10,000 square feet or less of gross floor area	P	P	P	
Meeting facility—more than 10,000 square feet of gross floor area	UP	UP	P	
Park or playground	UP	UP	UP	
School, public	UP	UP	UP	
School, private	UP	UP	UP	
Training facility	UP	UP	UP	
Residential [1]				
Caretaker residence	UP	UP	-	
Family day care, large	S	S	S	17.16.050 (Family day care homes)
Family day care, small	P	P	P	17.16.050 (Family day care homes)

Land Use	Zoning Districts			Use-Specific Regulations
	MXD	MXN	MXC	
Home occupation, low-impact	S	S	S	17.16.040 (Home occupation)
Home occupation, moderate-impact	S	S	S	17.16.040 (Home occupation)
Mixed-use development	P	P	P	17.16.030 (Mixed-use development)
Multiple-family dwellings [1]	-	P	P	
Residential care facility—6 units or fewer	P	P	P	
Residential care facility—7 units or more	UP	UP	-	
Retail				
Alcoholic beverage sales	UP	UP	UP	
Building supply	-	-	-	
Equipment and machinery sales or rental	-	-	-	
Drive-through establishment—pharmacy	-	-	UP	17.16.080 (Drive-through establishments)
Drive-through establishment all other uses	-	-	UP	17.16.080 (Drive-through establishments)
Farmers market	AP	AP	AP	
Food and beverage sales—10,000 square feet or less of gross floor area	P	P	P	
Food and beverage sales—10,001 to 40,000 square feet of gross floor area	UP	P	P	
Food and beverage sales—more than 40,000 square feet of gross floor area	UP	UP	P	
Funeral merchandise sales	UP	UP	UP	
Gas station	-	-	UP	17.16.070 (Gas stations)
General retail—10,000 square feet or less of gross floor area	P	P	P	
General retail—10,001 to 40,000 feet of gross floor area	UP	P	P	
General retail—more than 40,000 square feet of gross floor area	-	UP	UP	

Land Use	Zoning Districts			Use-Specific Regulations
	MXD	MXN	MXC	
Marijuana dispensary	-	-	-	
Mobile food vendor	AP	AP	AP	17.16.150 (Mobile food vending)
Pet store	UP	UP	UP	17.16.120 (Animal keeping)
Plant nursery or garden supply store	UP	UP	P	
Restaurant or café	P	P	P	
Seasonal holiday agricultural sales	AP	AP	AP	17.16.060 (Temporary uses and buildings)
Shopping center, 1,000 square feet or less of gross floor area	P	P	P	
Shopping center, 1,000 square feet or greater of gross floor area	P	UP	P	
Smoke shop	UP	UP	UP	17.36.010 (Allowed uses in industrial districts)
Vehicle sales—automobile, new	-	-	P	
Vehicle sales—all other	-	-	UP	
Services				
Animal grooming	UP	UP	UP	17.16.120 (Animal keeping)
Animal keeping, noncommercial	P	P	P	17.16.120 (Animal keeping)
Bank or financial service	P	P	P	
Bed and breakfast	P	P	P	
Business support service	P	P	P	
Car wash	-	UP	UP	17.16.090 (Car and vehicle washes)
Catering service	P	P	P	
Child day care center	P	P	P	
Gym	P	P	P	
Hospital	-	-	-	
Hotel or motel	UP	-	UP	
Instructional or production studio	P	-	P	

Land Use	Zoning Districts			Use-Specific Regulations
	MXD	MXN	MXC	
Kennel	-	-	UP	17.16.120 (Animal keeping)
Mortuary	UP	-	UP	
Office—professional	P	P	P	
Office—all other	P	P	P	
Outpatient Services	UP	UP	UP	
Personal services—low-impact	P	P	P	
Personal services—moderate-impact	UP	UP	UP	
Temporary real estate office	AP	AP	AP	17.16.060 (Temporary uses and buildings)
Temporary uses not listed here	S	S	S	17.16.060 (Temporary uses and buildings)
Veterinarian	UP	UP	P	17.16.120 (Animal keeping)
Manufacturing, Wholesale, Repair, and Storage				
Food or beverage production	UP	-	UP	
Landscape material sales	-	-	UP	
Manufacturing—20,000 square feet or less of gross floor area	UP	-	UP	
Metalwork—10,000 square feet or less of gross floor area	UP	-	UP	
Mini-storage facility	-	-	-	17.44.060 (MS-O: mini-storage overlay)
Outdoor storage—250 square feet or less	-	-	P	17.16.140 (Outdoor storage)
Outdoor storage—more than 250 square feet	UP	UP	UP	17.16.140 (Outdoor storage)
Repair service, large equipment—20,000 square feet or less of gross floor area	-	-	UP	
Repair service, small appliances	P	P	P	
Vehicle Repair Shop	AP	AP	AP	
Vehicle Sales	-	-	AP	

Land Use	Zoning Districts			Use-Specific Regulations
	MXD	MXN	MXC	
<i>Transportation and Infrastructure</i>				
Parking garage or lot as primary use	UP	UP	UP	
Public safety facility	UP	UP	UP	
Solar energy system, Tier 1	P	P	P	17.16.180 (Solar energy systems)
Solar energy system, Tier 2	AP	AP	AP	17.16.180 (Solar energy systems)
Solar energy system, Tier 3	UP	UP	UP	17.16.180 (Solar energy systems)
Utility building or substation	P	P	P	

[1] Residential uses in the downtown mixed-use district are permitted only on upper stories above ground floor commercial uses.

(Ord. 1819 § 8, 2017)

; and

WHEREAS, at a duly noticed public hearing, the Planning Commission considered the comments and concerns of public agencies, property owners, and members of the public who are potentially affected by the approval of the use permit described herein, and also considered the City’s staff report regarding the project.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION as follows:

1. The Planning Commission finds that this action has been determined to be Categorically Exempt from the California Environmental Quality Act (CEQA) review pursuant to Title 14, California Code of Regulations, Section 15301 “Existing Facilities”.

I HEREBY CERTIFY that the foregoing resolution was duly introduced and passed at a special meeting of the Planning Commission of the City of Oroville held on the 10th of January 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVE:

JACKIE GROVER, ASSISTANT CITY CLERK

DAMON ROBISON, CHAIRPERSON



City of Oroville

Gary Layman
ACTING DIRECTOR

COMMUNITY DEVELOPMENT DEPARTMENT

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PLANNING COMMISSION STAFF REPORT

January 10, 2019

VAR 19-01: Oroville Hospital Height Variance – The project applicant, Bob Wentz, a representative of the Oroville Hospital, has applied for a variance of the City’s Building Height regulations as found in Section 17.40.020 PQ – Public or quasi-public facilities of the Oroville Municipal Code (OMC). The applicant is proposing to provide an additional building of five (5) stories and eighty-five feet (85’) in height. The PQ zone allows for a maximum building height of fifty feet (50’). Given that the height of the new medical center wing is eighty-five feet (85’) above the adjacent grade, the facility requires a variance by the City through a use permit.

APPLICANT: Bob Wentz (Oroville Hospital)
2767 Olive Highway
Oroville, CA 95966

LOCATION: 2767 Olive Highway
Oroville, CA 95966
APNs: **013-260-062, 063, 068, 079 & 080**

GENERAL PLAN: Public
ZONING: Limited Commercial (PQ)
FLOOD ZONE:
ZONE X: Areas determined to be outside the 0.2% annual chance floodplain (500-year floodplain).
ZONE A: Areas subject to inundation by the 1% annual chance flood event (Small portion at the northwest corner of APN: 013-260-068)

ENVIRONMENTAL DETERMINATION:

- (CEQA Guidelines Section 15371) and CEQA Guidelines Section 15070

REPORT PREPARED BY:

Gary D Layman, Acting
Community Development Department

REVIEWED BY:

Bill Lagrone
Assistant City Administrator

RECOMMENDED ACTIONS:

City staff recommends that the Planning Commission take the following actions:

1. **HOLD** a public hearing and receive testimony on the proposed Building Height variance from the Oroville Hospital to exceed the maximum allowable height of a building in a PQ zoning district by approximately thirty-five feet (35') at 2767 Olive Highway (APNs: 013-260-062, 063, 068, 079 & 080);
2. **ADOPT** the variance of the City's Building Height regulations as found in Section 17.40.020 PQ – Public or quasi-public facilities of the Oroville Municipal Code (OMC). The applicant is proposing to provide an additional building of five (5) stories and eighty-five feet (85') in height. The PQ zone allows for a maximum building height of fifty feet (50'). Given that the height of the new medical center wing is eighty-five feet (85') above the adjacent grade, the facility requires a variance by the City through a use permit;
3. **ADOPT** the Findings for VAR 19-01 (**Attachment C**);
4. **ADOPT** Resolution No. P2019-01 (**Attachment D**);
5. **APPROVE** the Conditions of Approval for VAR 19-01 (**Attachment E**); and

SUMMARY

The project applicant, Bob Wentz, a representative of the Oroville Hospital, has applied for a variance of the City's Building Height regulations as found in Table 17.34.040-1 of the Oroville Municipal Code (OMC). The applicant is proposing to provide an additional building of five (5) stories and eighty-five feet (85') in height. The PQ zone allows for a maximum building height of fifty feet (50'). Given that the height of the new medical center wing is eighty-five feet (85') above the adjacent grade, the facility requires a variance by the City through a use permit.

DISCUSSION

The Oroville Hospital Expansion Project will result in the addition of 108 beds through the development of a new 5-story medical center wing. The new facility would be located on the south side of the existing Hospital. The new medical center wing will operate 24/7 providing needed health care to the surrounding community. The new facility will provide an Outpatient Surgery Center, Women's and Infant's Center, ICU and two floors consisting of 70 new Medical/Surgical beds. The building will be an integral part of existing overall health services provided by Oroville Hospital and will operated under the Hospital license. The Project will consist of the following elements:

- A new 5-story medical center wing totaling approximately 158,900 square feet
- Demolition of a portion of the existing administrative office buildings
- Relocation of existing Liquid Oxygen facilities on the western edge of the site
- Demolition and replacement of existing utilities serving the existing Hospital
- Access and parking improvements

ISSUES

Section 17.40.020 PQ – Public or quasi-public facilities of the Oroville Municipal Code (OMC). The PQ zone allows for a maximum building height of fifty feet (50’). Given that the height of the new medical center wing is eighty-five feet (85’) above the adjacent grade, the facility requires a variance by the City through a use permit. Planning Commission shall have the authority to grant variances that are in harmony with the purposes of the zoning code. The sole purpose of any variance shall be to prevent discrimination and undue hardship, and no variance shall be granted that would provide a special privilege not shared by other property in the same vicinity.

Per Section 26-50.080(C)(3), the Planning Commission shall grant a variance only upon making all required six findings, based on substantial evidence, and as detailed in **Attachment C**.

ENVIRONMENTAL REVIEW

This action has been reviewed and approved by the Mitigated Negative declaration recommendations, (CEQA Guidelines Section 15371) and CEQA Guidelines Section 15070 Exemption (**Attachment B**) as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) Statute and Guidelines

FISCAL IMPACT

The total fees associated with Variance 19-01 are as follows:

Item	Price	Tech Fee	Total	Paid
Variance (Deposit)	\$2,263.00	\$135.78	\$2,398.78	Yes
Filing of Notice of Exemption				
Butte County Clerks Filing Fee	\$50.00	-	\$50.00	No

Pursuant to Public Resources Code Section 21089, and as defined by the Fish and Wildlife Code Section 711.4, fees (\$50) are payable by the project applicant to file the Notice of Exemption with Butte County by the City of Oroville – Community Development Department within five working days of approval of this project by the Planning Commission.

PUBLIC NOTICE

A request for comments was prepared and circulated to the local agencies and surrounding property owners within 300 feet of the property on December 27, 2018 (**Attachment F**). Additionally, the meeting date, time, and project description were published in the Oroville Mercury Register on December 31, 2018 and posted at City Hall on December 27, 2018 (**Attachment G**).

ATTACHMENTS

- A – Elevation Drawing
- B – Notice of Exemption

- C – Findings
- D – Resolution No. P2019-01
- E – Conditions of Approval
- F – Property Owner Notice
- G – Newspaper Notice

“Chapter 17.40 SPECIAL PURPOSE DISTRICTS

17.40.020 PQ—Public or quasi-public facilities.

In addition to all other provisions

In addition to all other provisions of this title, including, but not limited to, the development standards in Chapter 17.12 and the development review requirements in Chapter 17.52, the following provisions shall apply in a PQ district:

- A. Intent. This district is designed for the accommodation of governmental, public, public utility and educational facilities.
- B. Use Regulations. The allowed uses in PQ districts shall be as specified in Section 17.40.010.
- C. Development Standards. In a PQ district, the minimum and maximum requirements for lot area, lot width, building heights, setbacks and floor area ratio (FAR) shall be as follows:
 - 1. For sites that abut a residential district, the following requirements shall apply:
 - a. Lot area: no minimum.
 - b. Lot width: no minimum.
 - c. Height: 50 feet for any main building or structure.
 - d. Front setback: as required for the abutting residential district, on any side of the site that abuts a residential district; otherwise, no minimum.
 - e. Side setback: 10 feet on any side of the site that abuts a residential district; otherwise, no minimum.
 - f. Rear setback: 20 feet if the rear of the site abuts the residential district; otherwise, no minimum.
 - g. Floor-area ratio: 0.4 maximum.
 - 2. For all other sites, there shall be no minimum or maximum requirements for the aforementioned development standards. (Ord. 1749 § 4)”

RESOLUTION NO. P2019-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OROVILLE MAKING FINDINGS AND CONDITIONALLY APPROVING VARIANCE NO. 19-01 GRANTING THE OROVILLE HOSPITAL MEDICAL CENTER LOCATED AT 2767 OLIVE HIGHWAY (APNs: 013-260-062, 063, 068, 079 & 080) A VARIANCE FROM THE CITY'S HEIGHT REGULATIONS TO EXCEED THE MAXIMUM ALLOWABLE HEIGHT OF A BUILDING BY THIRTY-FIVE (35') FEET

WHEREAS, the City of Oroville Community Development Department has received an application requesting a variance from the City's building height regulations as found in Section 17.40.020 PQ – Public or quasi-public facilities of the Oroville Municipal Code (OMC); and

WHEREAS, the Oroville Hospital and medical campus located at 2767 Olive Highway (APNs: 013-260-062, 063, 068, 079 & 080). The applicant is proposing to provide an additional building of five (5) stories and eighty-five feet (85') in height. The PQ zone allows for a maximum building height of fifty feet (50'). Given that the height of the new medical center wing is eighty-five feet (85') above the adjacent grade, the facility requires a variance by the City through a use permit; and

WHEREAS, the subject property has a zoning designation of Limited Commercial (PQ); and

WHEREAS, per the OMC Section 17.40.020 PQ – Public or quasi-public facilities, the PQ zone allows for a maximum building height of fifty feet (50'); and

WHEREAS, the variance request is to exceed the permitted height of a building in a PQ zoning district by approximately thirty-five feet (35'); and

WHEREAS, per the OMC Section 17.48.080 Variances: The Planning Commission shall grant a variance only upon finding all of the following, based on substantial evidence:

- a. The granting of the variance is not inconsistent with the general plan or any applicable specific plan.

Refer to the Mitigated Negative Declaration that was reviewed and approved by the City of Oroville Planning Commission on October 25, 2018 and the City of Oroville City Council on November 6, 2018.

- b. There are exceptional and extraordinary circumstances or conditions applying to the land, building or use referred to in the application that do not generally apply to other land, buildings or uses in the same district.

Refer to the Mitigated Negative Declaration that was reviewed and approved by the City of Oroville Planning Commission on October 25, 2018 and the City of Oroville City Council on November 6, 2018.

c. The granting of the variance will not grant a special privilege to the property.

Refer to the Mitigated Negative Declaration that was reviewed and approved by the City of Oroville Planning Commission on October 25, 2018 and the City of Oroville City Council on November 6, 2018.

d. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zoning district, and that would otherwise be denied to the property in question.

Refer to the Mitigated Negative Declaration that was reviewed and approved by the City of Oroville Planning Commission on October 25, 2018 and the City of Oroville City Council on November 6, 2018.

e. The granting of the variance will not be materially detrimental to the public welfare.

Refer to the Mitigated Negative Declaration that was reviewed and approved by the City of Oroville Planning Commission on October 25, 2018 and the City of Oroville City Council on November 6, 2018.

f. The granting of the variance will not be injurious to, or incompatible with, any nearby property or improvements.

WHEREAS, the sole purpose of any variance shall be to prevent discrimination and undue hardship, and no variance shall be granted that would provide a special privilege not shared by other property in the same vicinity; and

WHEREAS, at a noticed public hearing, the Planning Commission considered the comments and concerns of public agencies, property owners, and members of the public who are potentially affected by the approval of the variance described herein, and also considered the City's staff report regarding the project.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION as follows:

This action has been reviewed and approved by the Mitigated Negative declaration recommendations, (CEQA Guidelines Section 15371) and CEQA Guidelines Section 15070 Exemption (**Attachment B**) as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) Statute and Guidelines.

CONDITIONS OF APPROVAL

Approved project: The Planning Commission of the City of Oroville hereby conditionally approves Variance 19-01, allowing the Oroville Hospital and medical campus located at 2767 Olive Highway (APNs: 013-260-062, 063, 068, 079 & 080) a variance from the City's Height regulations as found in Section 17.40.020 PQ – Public or quasi-public facilities, of the Oroville Municipal Code (OMC). The applicant is proposing to provide an additional building of five (5) stories and eighty-five feet (85') in height. The PQ zone allows for a maximum building height of fifty feet (50'). Given that the height of the new medical center wing is eighty-five feet (85') above the adjacent grade, the facility requires a variance by the City through a use permit.

1. The project shall remain in substantial conformance with the Conditions of Approval, as adopted by the Oroville Planning Commission. Any subsequent minor changes in the project (as determined by the Zoning Administrator) may only occur subject to appropriate City review and approval. Any subsequent substantive changes in the project (as determined by the Zoning Administrator) may only occur subject to discretionary review by the Oroville Planning Commission.
2. Pursuant to Section 17.40.020 PQ – Public or quasi-public facilities, the applicant is required to comply with height requirements.
3. The applicant shall ascertain and comply with the requirements of all Federal Highway Administration and California Department of Transportation standards, as well as all other applicable local, state and federal requirements that may be applicable to the proposed project.
4. Unless otherwise specified in this variance (VAR 19-01), this project shall fully comply with all City regulations as found in the Oroville Municipal Code.
5. Applicant hereby certifies that any and all statements and information provided as part of the application are true and correct to the best of their knowledge and belief. Any misinformation provided, whether intentional or unintentional, that was considered in the issuance of this variance may be grounds for the revocation.
6. The applicant shall hold harmless the City, its Council members, Planning Commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs, and/or fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this variance or any environmental or other documentation related to approval of this variance. Applicant further agrees to provide a defense for the City in any such action.
7. The new extension building height shall stay within the maximum parameters that have been reviewed and commented on by the Public, State of California, City of Oroville, and County of Butte thru the process of a Mitigated Negative declaration.
8. All structures shall be properly maintained, kept in good repair and kept clean. The area occupied by such structure shall be kept free of weeds, debris, and graffiti.

9. Any outstanding installation of landscaping and irrigation systems shall be completed before sign permit is finalized.
10. Pursuant to City Code Section 26-13.050(L), the property owner shall enter into a written agreement for the installation and maintenance of landscaping. The agreement shall be in a form approved by the City Attorney and Zoning Administrator and suitable for recordation with the Butte County recorder. The agreement shall be binding upon the property owner and any successors in interest.

--- End of Conditions ---

I HEREBY CERTIFY that the foregoing resolution was duly introduced and passed at a regular meeting of the Planning Commission of the City of Oroville held on the 10th of January 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVE:

JACKIE GLOVER, SECRETARY

DAMON ROBISON, CHAIRPERSON

CONDITIONS OF APPROVAL

VARIANCE 19-01: OROVILLE HOSPITAL BUILDING HEIGHT VARIANCE

Approved project: The Planning Commission of the City of Oroville hereby conditionally approves Variance 19-01, allowing the Oroville Hospital and medical campus located at 2767 Olive Highway (APNs: 013-260-062, 063, 068, 079 & 080) a variance from the City's Height regulations as found in Section 17.40.020 PQ – Public or quasi-public facilities of the Oroville Municipal Code (OMC). The applicant is proposing to provide an additional building of five (5) stories and eighty-five feet (85') in height. The PQ zone allows for a maximum building height of 50 feet. Given that the height of the new medical center wing is eighty-five feet (85') above the adjacent grade, the facility requires a variance by the City through a use permit.:

1. The project shall remain in substantial conformance with the Conditions of Approval, as adopted by the Oroville Planning Commission. Any subsequent minor changes in the project (as determined by the Zoning Administrator) may only occur subject to appropriate City review and approval. Any subsequent substantive changes in the project (as determined by the Zoning Administrator) may only occur subject to discretionary review by the Oroville Planning Commission.
2. Pursuant to Section 17.40.020 PQ – Public or quasi-public facilities, the applicant is required to comply with height requirements.
3. The applicant shall ascertain and comply with the requirements of all Federal Highway Administration and California Department of Transportation standards, as well as all other applicable local, state and federal requirements that may be applicable to the proposed project.
4. Unless otherwise specified in this variance (VAR 19-01), this project shall fully comply with all City regulations as found in the Oroville Municipal Code.
5. Applicant hereby certifies that any and all statements and information provided as part of the application are true and correct to the best of their knowledge and belief. Any misinformation provided, whether intentional or unintentional, that was considered in the issuance of this variance may be grounds for the revocation.
6. The applicant shall hold harmless the City, its Council members, Planning Commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs, and/or fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this variance or any environmental or other documentation related to approval of this variance. Applicant further agrees to provide a defense for the City in any such action.

7. The new expansion building height shall stay within the maximum parameters that have been reviewed and commented on by the Public, State of California, City of Oroville, and County of Butte thru the process of a Mitigated Negative declaration.
8. All structures shall be properly maintained, kept in good repair and kept clean. The area occupied by such structure shall be kept free of weeds, debris, and graffiti.
9. Any outstanding installation of landscaping and irrigation systems shall be completed before sign permit is finalized.
10. Pursuant to City Code Section 26-13.050(L), the property owner shall enter into a written agreement for the installation and maintenance of landscaping. The agreement shall be in a form approved by the City Attorney and Zoning Administrator and suitable for recordation with the Butte County recorder. The agreement shall be binding upon the property owner and any successors in interest.

--- End of Conditions ---



City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

Gary Layman
ACTING DIRECTOR

1735 Montgomery Street
Oroville, CA 95965-4897
(530) 538-2430 FAX (530) 538-2426
www.cityoforoville.org

January 10, 2019

LETTER OF APPROVAL

RE: VAR 19-01 (Oroville Hospital Expansion Building Height)

Mr. Wentz,

On January 10, 2019, the City of Oroville Planning Commission reviewed and conditionally approved Variance No. 19-01 as specified below:

CONDITIONS OF APPROVAL

Approved project: The Planning Commission of the City of Oroville hereby conditionally approves Variance 19-01, allowing the Oroville Hospital and medical campus located at 2767 Olive Highway (APNs: 013-260-062, 063, 068, 079 & 080) a variance from the City's Height regulations as found in Section 17.40.020 PQ – Public or quasi-public facilities of the Oroville Municipal Code (OMC). The applicant is proposing to provide an additional building of five (5) stories and eighty-five feet (85') in height. The PQ zone allows for a maximum building height of 50 feet. Given that the height of the new medical center wing is eighty-five feet (85') above the adjacent grade, the facility requires a variance by the City through a use permit:

1. The project shall remain in substantial conformance with the Conditions of Approval, as adopted by the Oroville Planning Commission. Any subsequent minor changes in the project (as determined by the Zoning Administrator) may only occur subject to appropriate City review and approval. Any subsequent substantive changes in the project (as determined by the Zoning Administrator) may only occur subject to discretionary review by the Oroville Planning Commission.
2. Pursuant to Section 17.40.020 PQ – Public or quasi-public facilities, the applicant is required to comply with height requirements.
3. The applicant shall ascertain and comply with the requirements of all Federal Highway Administration and California Department of Transportation standards, as well as all other applicable local, state and federal requirements that may be applicable to the proposed project.

4. Unless otherwise specified in this variance (VAR 19-01), this project shall fully comply with all City regulations as found in the Oroville Municipal Code.
5. Applicant hereby certifies that any and all statements and information provided as part of the application are true and correct to the best of their knowledge and belief. Any misinformation provided, whether intentional or unintentional, that was considered in the issuance of this variance may be grounds for the revocation.
6. The applicant shall hold harmless the City, its Council members, Planning Commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs, and/or fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this variance or any environmental or other documentation related to approval of this variance. Applicant further agrees to provide a defense for the City in any such action.
7. The new expansion building height shall stay within the maximum parameters that have been reviewed and commented on by the Public, State of California, City of Oroville, and County of Butte thru the process of a Mitigated Negative declaration.
8. All structures shall be properly maintained, kept in good repair and kept clean. The area occupied by such structure shall be kept free of weeds, debris, and graffiti.
9. Any outstanding installation of landscaping and irrigation systems shall be completed before sign permit is finalized.
10. Pursuant to City Code Section 26-13.050(L), the property owner shall enter into a written agreement for the installation and maintenance of landscaping. The agreement shall be in a form approved by the City Attorney and Zoning Administrator and suitable for recordation with the Butte County recorder. The agreement shall be binding upon the property owner and any successors in interest.

--- End of Conditions ---

If you have questions about the information in this letter, please contact me by e-mail glayman@cityoforoville.org or by phone at (530) 538-2428.

Sincerely,



Gary Layman, Acting Director
Community Development Department



City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

GARY LAYMAN
ACTING DIRECTOR

1735 Montgomery Street
Oroville, CA 95965-4897
(530) 538-2430 FAX (530) 538-2426
www.cityoforoville.org

NOTICE OF EXEMPTION

TO: Butte County Clerk
25 County Center Drive
Oroville, CA 95965

FROM: City of Oroville
1735 Montgomery Street
Oroville, CA 95965

Project Title: VAR 18-01: Oroville Hospital Height Variance

Project Location – Specific: 2767 Olive Highway

Project Location - City: City of Oroville

Project Location – County: Butte

Description of Nature, Purpose, and beneficiaries of project: The project applicant, Darrin Kean, a representative of the Oroville Hospital, has applied for a variance of the City's sign regulations as found in Section 26-19 of the Oroville Municipal Code (OMC). The subject property has a zoning designation of Public Quasia (PQ) and a General Plan land use designation of Public. Per the OMC Section 17.40.020 PQ – Public or quasi-public facilities, one monument sign is allowed per frontage for properties zoned PQ, with a maximum height of 8 feet per monument sign. The applicant is proposing to replace the existing 14.5 foot tall monument sign with an approximately 19.5 foot tall monument sign with a light-emitting diode (LED) display. Per the OMC Table 26-19.120-2, internal illumination is permitted for monument signs in C-1 zoning districts. This variance request is to exceed the permitted height of a monument sign by approximately 11.5 feet.

Name of Public Agency Approving Project: City of Oroville

Name of Person or Agency Carrying Out Project: Darrin Kean (Oroville Hospital)

Exempt Status (Check One):

- Ministerial (Sec. 21080(b)(1); 15268)
 Declared Emergency (Sec. 21080(b)(3); 15269(a))
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
 Categorical Exemption: State type & section number:
 - General Rule Exemption; Title 14, CCR, §15061(b)(3)
 - Replacement or Reconstruction; Title 14, CCR, §15302
 - Accessory Structures; Title 14, CCR, §15311
- Statutory Exemption: State code number:

Reasons why project is exempt: This action has been determined to be exempt from the California Environmental Quality Act (CEQA) review as follows:

General Rule Exemption; Title 14, CCR, §15061(b)(3)

A project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. It has been determined that there is no possibility that the variance request will have a significant effect on the environment. Thus, this action is exempt from CEQA.

Replacement or Reconstruction; Title 14, CCR, §15302

Class 2 categorical exemptions consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the

purpose and capacity as the structure replaced. The proposed sign will be a replacement of an existing monument sign on the same site and location. The sign will continue to be used for communicating information to the public specific to the Oroville Hospital and its medical campus. Thus, this action is exempt from CEQA.

Accessory Structures; Title 14, CCR, §15311

Class 11 categorical exemptions consists of construction, or replacement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including on-premise signs. As the replacement of the existing sign with a slightly larger monument sign is clearly an appurtenant structure, as defined by the City of Oroville Municipal Code §26-04.020, to an institutional facility (Oroville Hospital medical campus), this project is exempt from CEQA.

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

Lead Agency Contact Person: Gary Layman

Telephone: (530) 538-2408

Signature: _____

Date: _____

- Signed by Lead Agency
- Signed by Applicant



City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

1735 Montgomery Street
Oroville, CA 95965-4897
(530) 538-2430 FAX (530) 538-2426
www.cityoforoville.org

PLANNING COMMISSION STAFF REPORT

January 10, 2019

UP – 19-01 Oroville Hospital Extension - OHP 19-01 - Oroville Hospital Extension (UP 19-01)
The Oroville Planning Commission will conduct a public hearing to consider approving zoning change to accommodate the new medical center wing so that the building complies with zoning allowances.

ENVIRONMENTAL DETERMINATION:

This action has had an environmental review and an approved Mitigated Negative declaration supporting this zoning change.

REPORT PREPARED BY:

Gary D. Layman, Acting Director
Community Development Department

REVIEWED BY:

Bill Lagrone,
Assistant City Administrator

RECOMMENDED ACTIONS:

City staff recommends that the Planning Commission take the following actions:

1. **APPROVE** the recommended Findings for Oroville Hospital Expansion No. UP – 19-01; and
2. **APPROVE** Resolution No. P2018-13 Oroville Hospital Expansion No. UP – 19-01.

SUMMARY

The 2030 General Plan Land Use designation for the project site parcels are Public (PUB) and Mixed Use (MU). Public (PUB) generally refers to schools, governmental offices, the Oroville Municipal Airport, local cemeteries and other facilities that have a unique public

character, such as Oroville Hospital. Mixed use (MU) development allows or encourages different but compatible uses to be located in close proximity to each other. The MU designation allows for both residential and commercial uses. This designation applies to urban areas with major roads, adequate infrastructure and amenities to support higher densities.

Existing Project Site

General Plan and Zoning Designations

Parcel Number	General Plan Designation	Zoning Classification
013-260-068	Public (PU)	Public/Quasi-Public (PQ)
013-260-080	Public (PU)	Public/Quasi-Public (PQ)
013-260-063	Mixed Use (MU)	Corridor Mixed Use (MXC)
013-190-002 to 005	Mixed Use (MU)	Corridor Mixed Use (MXC)
013-190-055	Mixed Use (MU)	Corridor Mixed Use (MXC)
013-190-027 and 028	Mixed Use (MU)	Corridor Mixed Use (MXC)

However, a change to the zoning would allow the ability to utilize these existing residential properties to that which resemble the surrounding businesses to be provided.

DISCUSSION

The 2030 General Plan Land Use designation for the project site parcels are Public (PUB) and Mixed Use (MU). Public (PUB) generally refers to schools, governmental offices, the Oroville Municipal Airport, local cemeteries and other facilities that have a unique public character, such as Oroville Hospital. Mixed use (MU) development allows or encourages different but compatible uses to be located in close proximity to each other. The MU designation allows for both residential and commercial uses. This designation applies to urban areas with major roads, adequate infrastructure and amenities to support higher densities. **Figure 3 – Planning.**

Figure 3 – Planning



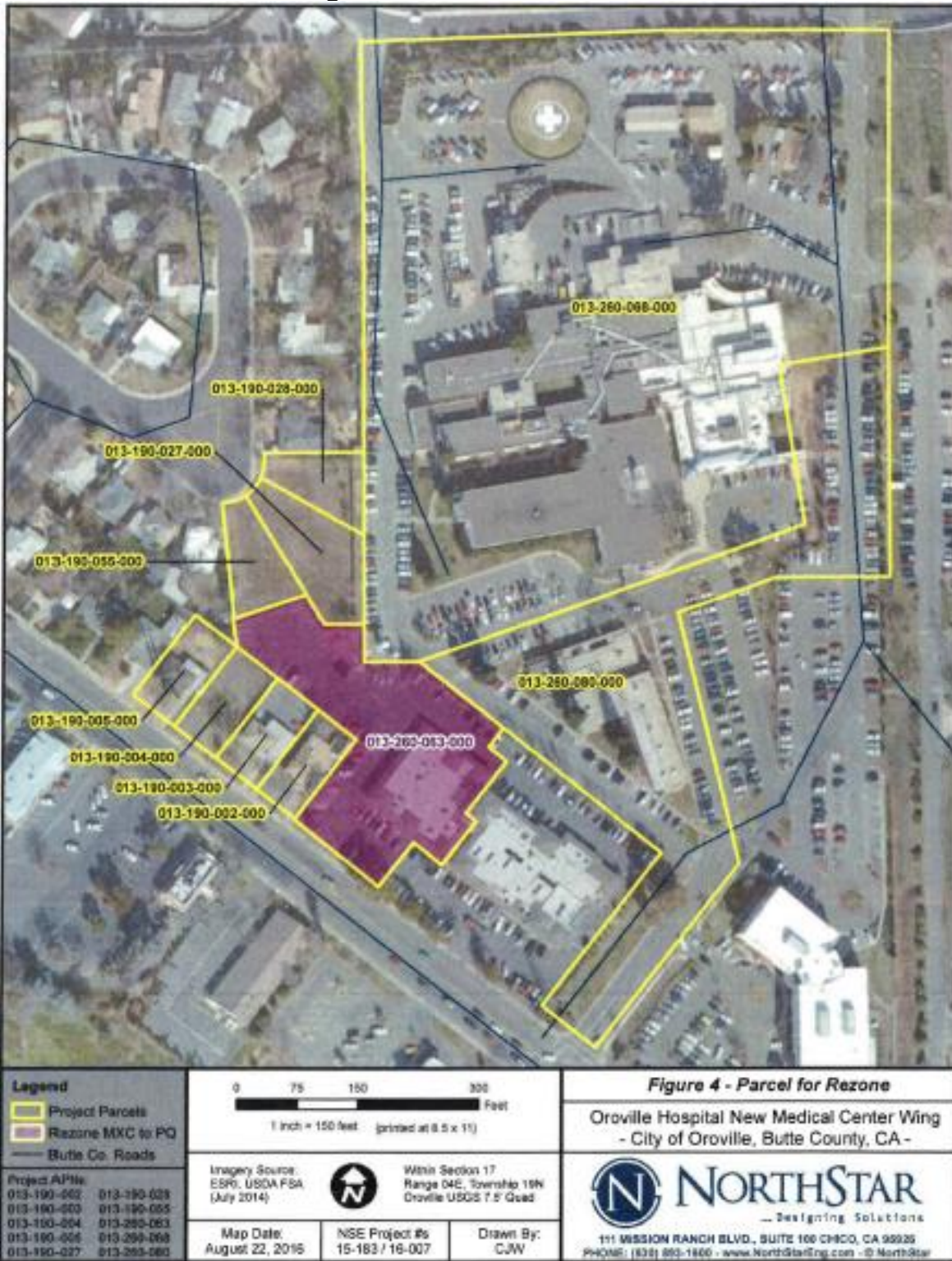
The 2030 General Plan Land Use designation for land surrounding the project site is Mixed Use (MU). Residential land uses are located west of the project site; Gilmore Acres and the Shadowbrook Health Care facilities are located to the north across Gilmore Lane; office and medical facilities are located along the eastern boundary, east of Executive Parkway; and commercial and retail uses are located to the south across Olive Highway/SR 162.

General Plan Amendment/Rezone

Parcel 013-260-063 would change from a Mixed Use (MU) land use designation to Public (PU) and a Corridor Mixed Use (MXC) to Quasi-Public (PQ), **Figure 4 – Parcel for Rezone.**

Parcel Number	Existing General Plan Designation	Proposed General Plan Designation	Zoning Classification	Proposed Zoning Classification
013-260-063	Mixed Use (MU)	Public (PU)	Corridor Mixed Use (MXC)	Public/Quasi-Public (PQ)

Figure 4 – Parcel for Rezone



ENVIRONMENTAL REVIEW

This action has had an environmental review and an approved Mitigated Negative declaration supporting this zoning change.

FISCAL IMPACT

NONE.

NEWSPAPER NOTICE

ATTACHMENTS

Will be provided separately

FINDINGS

Use Permit UP – 19-01 Oroville Hospital Extension - OHP 19-01 - Oroville Hospital Extension (UP 19-01) The Oroville Planning Commission will conduct a public hearing to consider approving zoning change to accommodate the new medical center wing so that the building complies with zoning allowances.

A. INTRODUCTION

The Oroville Planning Staff recommends the Planning Commission review and consider approving UP 19-01 Oroville Hospital Expansion rezoning of properties. Parcel 013-260-063 would change from a Mixed Use (MU) land use designation to Public (PU) and a Corridor Mixed Use (MXC) to Quasi-Public (PQ),

B. ENVIRONMENTAL DETERMINATION:

This action has had an environmental review and an approved Mitigated Negative declaration supporting this zoning change.

C. FINDINGS

The 2030 General Plan Land Use designation for land surrounding the project site is Mixed Use (MU). Residential land uses are located west of the project site; Gilmore Acres and the Shadowbrook Health Care facilities are located to the north across Gilmore Lane; office and medical facilities are located along the eastern boundary, east of Executive Parkway; and commercial and retail uses are located to the south across Olive Highway/SR 162.

General Plan Amendment/Rezone

Parcel 013-260-063 would change from a Mixed Use (MU) land use designation to Public (PU) and a Corridor Mixed Use (MXC) to Quasi-Public (PQ), **Figure 4 – Parcel for Rezone.**

Parcel Number	Existing General Plan Designation	Proposed General Plan Designation	Zoning Classification	Proposed Zoning Classification
013-260-063	Mixed Use (MU)	Public (PU)	Corridor Mixed Use (MXC)	Public/Quasi-Public (PQ)

Figure 4 – Parcel for Rezone



Legend Project Parcels Rezone MXC to PQ Butte Co. Roads	 1 inch = 150 feet (printed at 8.5 x 11)		Figure 4 - Parcel for Rezone Oroville Hospital New Medical Center Wing - City of Oroville, Butte County, CA -
	Imagery Source: ESRI, USDA FSA (July 2014)		
Project APNs 013-190-002 013-190-003 013-190-003 013-190-005 013-190-004 013-260-063 013-190-005 013-260-068 013-190-027 013-260-000	Map Date: August 22, 2015	NSE Project #s 15-183 / 16-007	Drawn By: CJW
		 — Designing Solutions 111 MISSION RANCH BLVD., SUITE 100 CHICO, CA 95926 PHONE: (530) 893-1800 • www.NorthStarEng.com • © NorthStar	

ENVIRONMENTAL REVIEW

This action has had an environmental review and an approved Mitigated Negative declaration supporting this zoning change.

FISCAL IMPACT

NONE.

RESOLUTION NO. P2019-01

A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING ZONING CHANGE NO. 19-01 PERMITTING A CHANGE TO THE ZONING MAP FOR THE HOSPITAL EXPANSION PARCELS.

WHEREAS, Zoning for the existing properties and general plan for the Oroville Hospital; and

WHEREAS, the change to Zoning Existing Site to be as follows:

Existing Project Site

General Plan and Zoning Designations

Parcel Number	General Plan Designation	Zoning Classification
013-260-068	Public (PU)	Public/Quasi-Public (PQ)
013-260-080	Public (PU)	Public/Quasi-Public (PQ)
013-260-063	Mixed Use (MU)	Corridor Mixed Use (MXC)
013-190-002 to 005	Mixed Use (MU)	Corridor Mixed Use (MXC)
013-190-055	Mixed Use (MU)	Corridor Mixed Use (MXC)
013-190-027 and 028	Mixed Use (MU)	Corridor Mixed Use (MXC)

The 2030 General Plan Land Use designation for the project site parcels are Public (PUB) and Mixed Use (MU). Public (PUB) generally refers to schools, governmental offices, the Oroville Municipal Airport, local cemeteries and other facilities that have a unique public character, such as Oroville Hospital. Mixed use (MU) development allows or encourages different but compatible uses to be located in close proximity to each other. The MU designation allows for both residential and commercial uses. This designation applies to urban areas with major roads, adequate infrastructure and amenities to support higher densities. **Figure 3 – Planning.**

Figure 3 – Planning



The 2030 General Plan Land Use designation for land surrounding the project site is Mixed Use (MU). Residential land uses are located west of the project site; Gilmore Acres and the Shadowbrook Health Care facilities are located to the north across Gilmore Lane; office and medical facilities are located along the eastern boundary, east of Executive Parkway; and commercial and retail uses are located to the south across Olive Highway/SR 162.

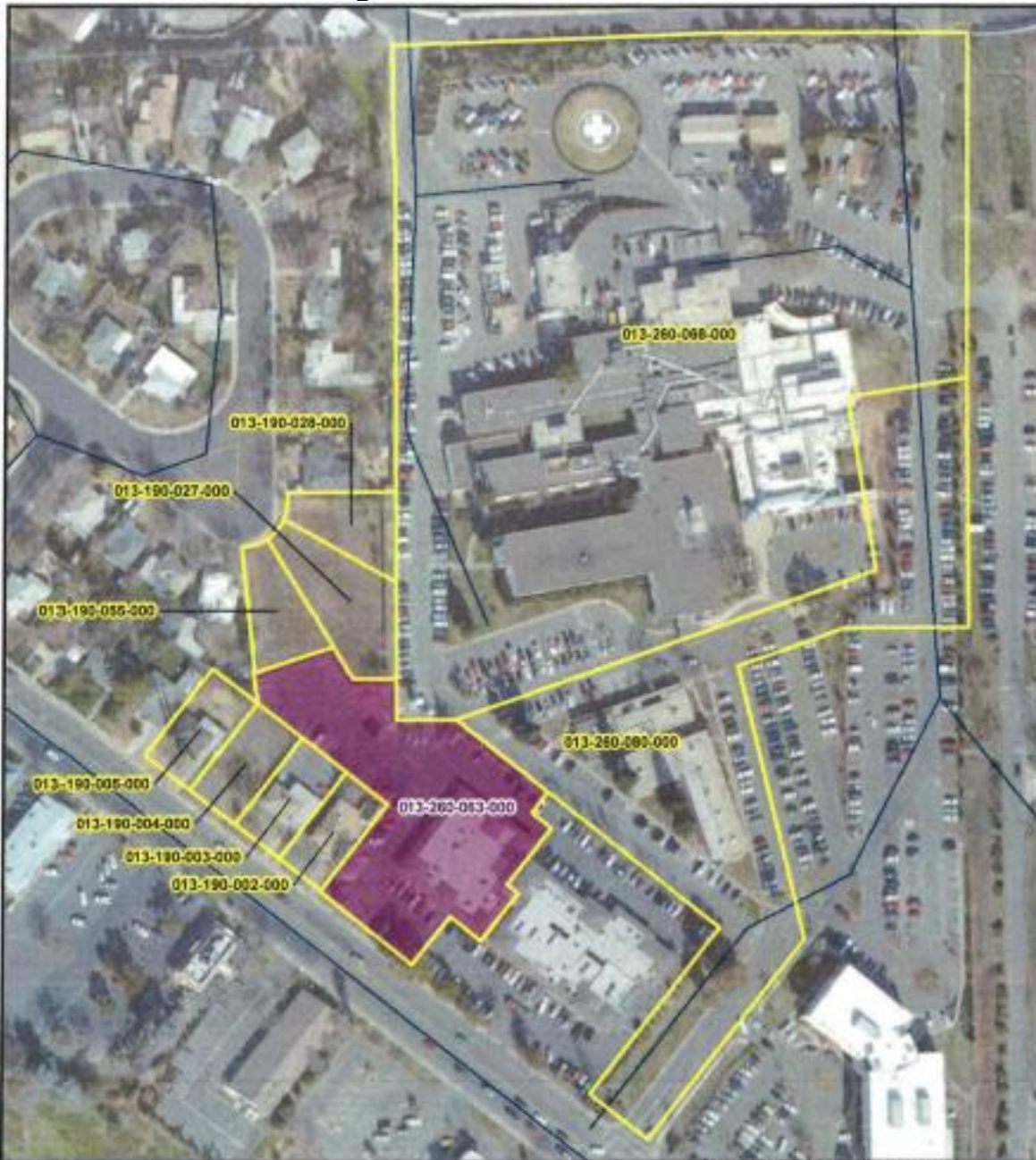
General Plan Amendment/Rezone

Parcel 013-260-063 would change from a Mixed Use (MU) land use designation to Public (PU) and a Corridor Mixed Use (MXC) to Quasi-Public (PQ), **Figure 4 – Parcel for Rezone.**

Parcel Number	Existing General Plan Designation	Proposed General Plan Designation	Zoning Classification	Proposed Zoning Classification
013-260-063	Mixed Use	Public (PU)	Corridor Mixed Use	Public/Quasi-

	(MU)		(MXC)	Public (PQ)
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Figure 4 – Parcel for Rezone



Legend Project Parcels Rezone MXC to PQ Butte Co. Roads	 1 inch = 150 feet (printed at 8.5 x 11)		Figure 4 - Parcel for Rezone Oroville Hospital New Medical Center Wing - City of Oroville, Butte County, CA -	
	Imagery Source: ESRI, USDA FSA (July 2014)		Within Section 17 Range 04E, Township 19N Oroville USGS 7.5' Quad	 - Designing Solutions 111 MISSION RANCH BLVD., SUITE 100 CHICO, CA 95926 PHONE: (530) 893-1800 • www.NorthStarEng.com • © NorthStar
Project APNs 013-190-002 013-190-023 013-190-003 013-190-055 013-190-004 013-260-063 013-190-005 013-260-068 013-190-027 013-260-000	Map Date: August 22, 2015	NSE Project #s 15-183 / 16-007	Drawn By: CJW	

; and

WHEREAS, at a duly noticed public hearing, the Planning Commission considered the comments and concerns of public agencies, property owners, and members of the public who are potentially affected by the approval of the use permit described herein, and also considered the City’s staff report regarding the project.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION as follows:

1. The Planning Commission finds that this action has been determined to be approved through the California Environmental Quality Act (CEQA) review and a negative declaration was prepared, reviewed, commented on, processed and approved by the Oroville City Planning Commission, Oroville City Council, California State Clearing House and the County of Butte and therefore, approves the zoning change for Parcel 013-260-063 to change from a Mixed Use (MU) land use designation to Public (PU) and a Corridor Mixed Use (MXC) to Quasi-Public (PQ), **Figure 4 – Parcel for Rezone.**

Parcel Number	Existing General Plan Designation	Proposed General Plan Designation	Zoning Classification	Proposed Zoning Classification
013-260-063	Mixed Use (MU)	Public (PU)	Corridor Mixed Use (MXC)	Public/Quasi-Public (PQ)

I HEREBY CERTIFY that the foregoing resolution was duly introduced and passed at a special meeting of the Planning Commission of the City of Oroville held on the 10th of January 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVE:

JACKIE GROVER, ASSISTANT CITY CLERK

DAMON ROBISON, CHAIRPERSON



City of Oroville

OFFICE OF THE CITY CLERK

Jackie Glover
Assistant City Clerk

1735 Montgomery Street
Oroville, CA 95965-4897
(530) 538-2535 FAX (530) 538-2468
www.cityoforoville.org

NOTICE OF PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION OF THE CITY OF OROVILLE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Oroville will be holding a public hearing on the projects described below. The hearing will be held on **Thursday, December 27, 2018** at 7:00 p.m. in the City Council Chambers located at 1735 Montgomery St., Oroville.

1. **Oroville Hospital Extension (OHP 18-01)** The Oroville Planning Commission will conduct a public hearing to consider approving lot line adjustments, zoning change and height variance to accommodate the new medical center wing complies with zoning allowances and approve height adjustments.
2. **Zoning Ordinance Change** – The Oroville Planning Commission will conduct a public hearing to consider approving a Zoning Ordinance Change to Section 17.56.090 Amendments and rezonings.
3. **17.34.020 Allowed uses in mixed-use districts** – The Oroville Planning Commission will conduct a public hearing to consider revising section 3. 17.34.020 Allowed Uses in Mixed-Use Districts and Table 17.34.020-1 of the City of Oroville Municipal Code to add to the section of Manufacturing, Wholesale, Repair, and Storage “vehicle Repair” to be permitted in the MXD and MXC zoned areas with an Administrative Permit.

Additional information regarding the projects described in this notice is available at the Planning Department, 1735 Montgomery Street, Oroville. Anyone desiring to submit information, opinions or objections is requested to submit them in writing to the Secretary of the Planning Commission prior to the hearing, or at the meeting.

Gary Layman,
Chief Building Official/Fire Marshal

Publish Date: December 17, 2018

**Initial Study/Mitigated Negative
Declaration
for**

**OROHEALTH HOSPITAL
EXPANSION PROJECT**

**CEQA Lead Agency
City of Oroville
Public Works Department
1735 Montgomery Street
Oroville, CA 95965**

September 17, 2018

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1.0 INTRODUCTION

This document is an Initial Study and Mitigated Negative Declaration (MND) for the proposed construction of a commercial five (5) story hospital facility in Oroville California. This MND has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Sections 21000 *et seq.*, and the CEQA Guidelines.

An initial study is conducted by a lead agency to determine if a project may have a significant effect on the environment. In accordance with the CEQA Guidelines, Section 15064, an environmental impact report (EIR) must be prepared if the initial study indicates that the proposed project under review may have a potentially significant impact on the environment.

A negative declaration may be prepared instead, if the lead agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment, and, therefore, why it does not require the preparation of an EIR (CEQA Guidelines Section 15371). According to CEQA Guidelines Section 15070, a negative declaration shall be prepared for a project subject to CEQA when either:

- a) The initial study shows there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment, or
- b) The initial study identified potentially significant effects, but:
 - (1) Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and
 - (2) There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.

If revisions are adopted into the proposed project in accordance with the CEQA Guidelines Section 15070(b), a mitigated negative declaration is prepared.

1.1 LEAD AGENCY

The lead agency is the public agency with primary responsibility over a proposed project.

CEQA Guidelines Section 15051 provides criteria for identifying the lead agency. In accordance with CEQA Guidelines Section 15051(b)(1), “the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose.” Based on these criteria, the City of Oroville, Planning Division serves as lead agency for the proposed project.

1.3 PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this Initial Study is to evaluate the potential environmental impacts of the proposed construction of a new commercial facility proposed by Oroville Hospital located in Oroville, Butte County, California.

This document is divided into the following sections:

- **1.0 Introduction** - Provides an introduction and describes the purpose and organization of this document;
- **2.0 Project Description** - Provides a detailed description of the proposed project;
- **3.0 Environmental Setting, Impacts and Mitigation Measures** - Describes the environmental setting for each of the environmental subject areas, evaluates a range of impacts classified as “no impact,” “less than significant,” “less than significant with mitigation incorporated,” or “potentially significant” in response to the environmental checklist;
- **4.0 Sources** - Identifies references used;

2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

(Figure 2-1.1, 2-1.2 & 2-1.3) The Oroville Hospital Expansion (Project) is located on an approximately 15.8-acre project site, at 2767 Olive Highway/State Route 162 (SR 162) in the City of Oroville, Butte County, California, approximately 2 miles east of State Route 70 (SR 70). The site is bounded by SR 162 to the southwest, Gilmore Lane to the north (which terminates into Oroville Dam Boulevard to the west), and Medical Center Drive to the east and southeast. Refer to Figure 2-1.2 – Vicinity and Location Map.

The existing Oroville Hospital facility and associated uses are located on two parcels: 013-260-068 and 013-260-080, totaling 13.0 acres. The new medical center wing and associated parking facilities will encompass an additional eight parcels: 013-260-063, 013-190-002 through 005, 013-190-027, 013-190-028, and 013-190-055, totaling 2.8 acres. Refer to Figure 2-1.3 – Parcel Numbers.

The site is centered at about 39°30'22.91N latitude and -121°32'30.24"W longitude. The site is located in Section 17, Range 04E, Township 19N, Oroville USGS 7.5' Quad.

Figure 2-1.1
Regional Location Map



Figure 2-1.2
Project Location Map

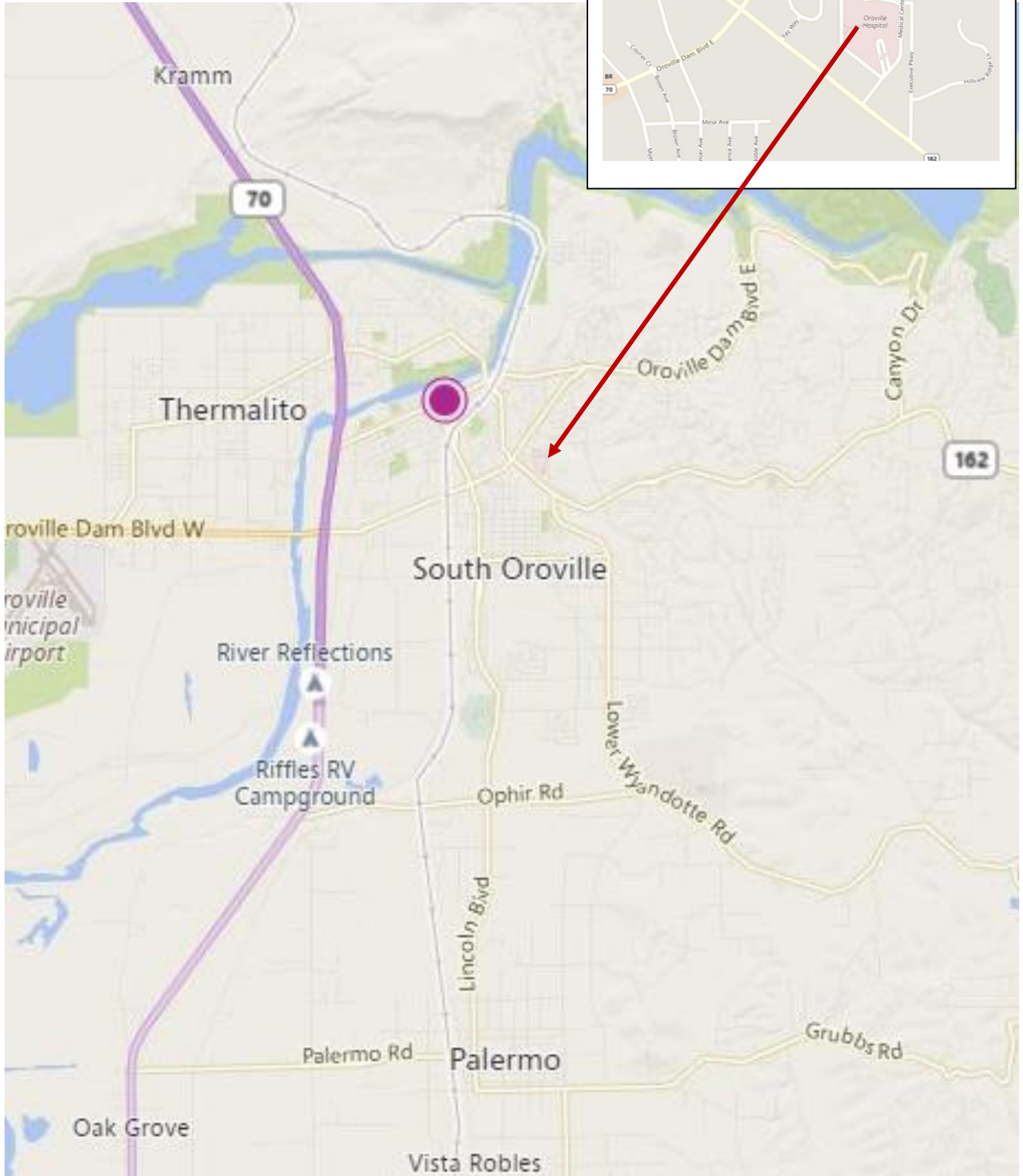
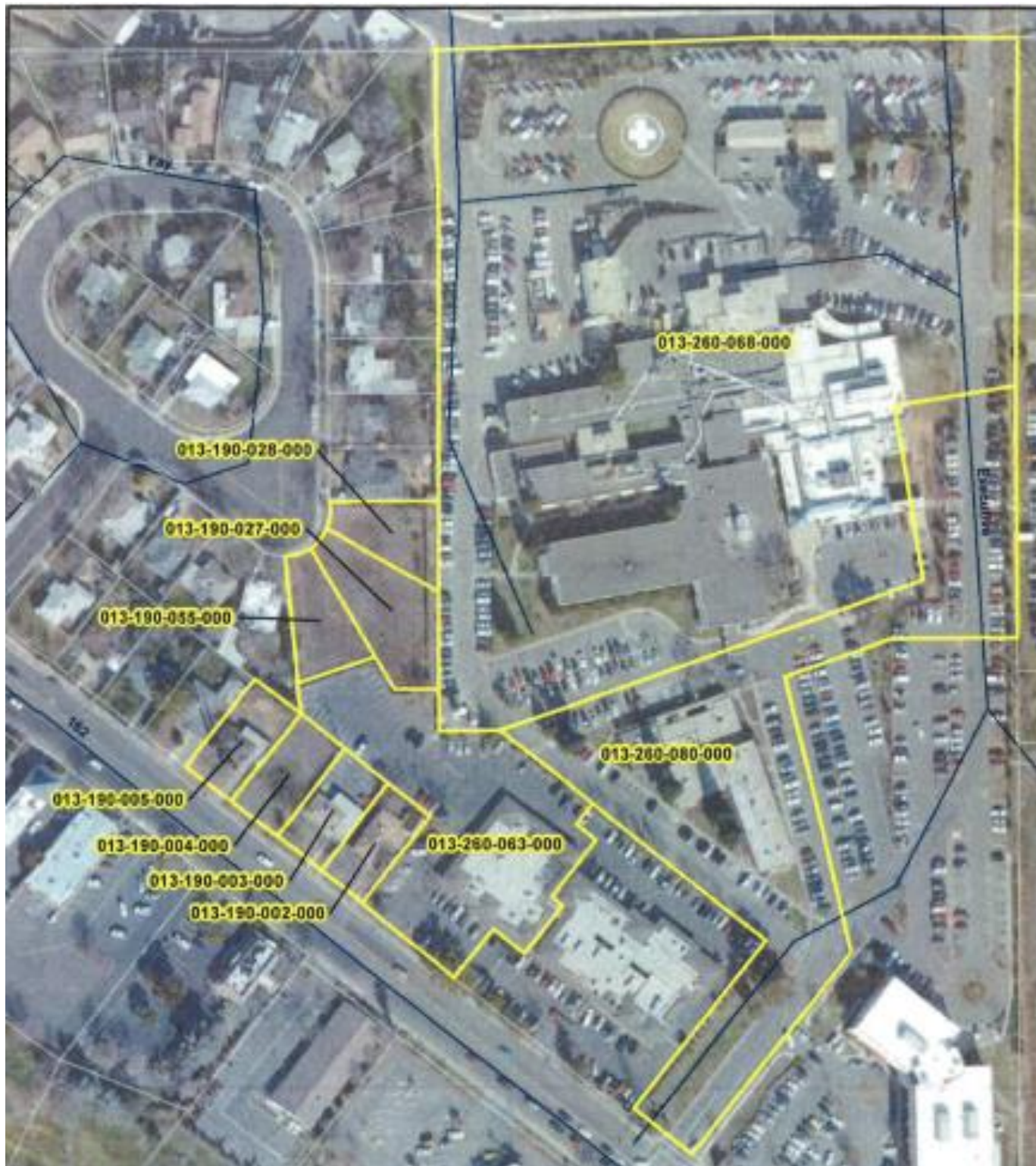


Figure 2-1.3
Project Location Map



2.2 PROJECT DESCRIPTION

The proposed Project is intended to expand and modernize healthcare delivery which will allow Oroville Hospital to provide expanded patient care services to the City of Oroville and surrounding region. As the primary provider of healthcare services in the area, it is essential that services be updated to provide state-of-the-art care to the community.

The objectives of the proposed Project are:

1. Provide state-of-the-art care to the City of Oroville and Butte County in a manner that maximizes the benefits to health care delivery services by linking inpatient, outpatient, and physician office visits in an efficient and cohesive manner. Connect services using the most efficient layout possible on the existing site which will create an operationally efficient and cohesive medical facility.
2. Develop an integrated facility contiguous to the existing Hospital boundary that provides for expansion and growth of services including the addition of approximately 108 single occupancy patient beds.
3. To provide additional employment opportunities for the residents of the City of Oroville.
4. To increase Hospital operational efficiencies and capacity by providing expanded services including an Outpatient Surgery Center, Women’s and Children’s Center, Intensive Care Unit (ICU), and medical/surgical beds.
5. To provide an expanded first class medical facility that is easily accessed by individuals living within the primary service area of Oroville Hospital.
6. To fulfill the community’s expectation of the Hospital to provide necessary patient care capacity to accommodate the expanding healthcare needs of a growing region.
7. To allow for uninterrupted operation of medical services currently provided at Oroville Hospital and maintain continuity of care.
8. To provide additional parking to meet the City of Oroville’s developed standards published in the Oroville Municipal Code Section 17.12.070 Parking.
9. To replace existing utilities to accommodate the expansion.
10. Demolish existing buildings that are not currently used for medical purposes to create a contiguous and integrated medical facility.
11. To rezone contiguous parcels that will be part of the medical facility to PQ-Quasi Public to maintain consistency in zoning classifications

Existing Project Site

General Plan and Zoning Designations

Parcel Number	General Plan Designation	Zoning Classification
013-260-068	Public (PU)	Public/Quasi-Public (PQ)
013-260-080	Public (PU)	Public/Quasi-Public (PQ)
013-260-063	Mixed Use (MU)	Corridor Mixed Use (MXC)

013-190-002 to 005	Mixed Use (MU)	Corridor Mixed Use (MXC)
013-190-055	Mixed Use (MU)	Corridor Mixed Use (MXC)
013-190-027 and 028	Mixed Use (MU)	Corridor Mixed Use (MXC)

General Plan

The 2030 General Plan Land Use designation for the project site parcels are Public (PUB) and Mixed Use (MU). Public (PUB) generally refers to schools, governmental offices, the Oroville Municipal Airport, local cemeteries and other facilities that have a unique public character, such as Oroville Hospital. Mixed use (MU) development allows or encourages different but compatible uses to be located in close proximity to each other. The MU designation allows for both residential and commercial uses. This designation applies to urban areas with major roads, adequate infrastructure and amenities to support higher densities. **Figure 3 – Planning.**

Figure 3 – Planning



Existing Oroville Hospital Facilities

Existing Oroville Hospital Facilities Founded in 1962, Oroville Hospital is a private, non-profit corporation serving the citizens of the Oroville area and Butte County. The project site parcels consist of the Oroville Hospital facility including the main Hospital (APN 013-260-068); an administrative office building immediately to the south (APN 013-260-080); and a medical office building (APN 013-260-063). The Olive Pharmacy and the Crystal Medical Office Building/OroHealth Medical Plaza are located along the southern project area adjacent to SR 162.

Surrounding Land Uses

The 2030 General Plan Land Use designation for land surrounding the project site is Mixed Use (MU). Residential land uses are located west of the project site; Gilmore Acres and the Shadowbrook Health Care facilities are located to the north across Gilmore Lane; office and medical facilities are located along the eastern boundary, east of Executive Parkway; and commercial and retail uses are located to the south across Olive Highway/SR 162.

Overview

The Oroville Hospital Expansion Project will result in the addition of 108 beds through the development of a new 5-story medical center wing. The new facility would be located on the south side of the existing Hospital. The new medical center wing will operate 24/7 providing needed health care to the surrounding community. The new facility will provide an Outpatient Surgery Center, Women's and Infant's Center, ICU and two floors consisting of 70 new Medical/Surgical beds. The building will be an integral part of existing overall health services provided by Oroville Hospital and will operated under the Hospital license. The Project will consist of the following elements:

- A new 5-story medical center wing totaling approximately 158,900 square feet
- Demolition of a portion of the existing administrative office buildings
- Relocation of existing Liquid Oxygen facilities on the western edge of the site
- Demolition and replacement of existing utilities serving the existing Hospital
- Access and parking improvements

Project characteristics

General Plan Amendment/Rezone

Parcel 013-260-063 would change from a Mixed Use (MU) land use designation to Public (PU) and a Corridor Mixed Use (MXC) to Quasi-Public (PQ), **Figure 4 – Parcel for Rezone.**

Parcel Number	Existing General Plan Designation	Proposed General Plan Designation	Zoning Classification	Proposed Zoning Classification
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013-260-063	Mixed Use (MU)	Public (PU)	Corridor Mixed Use (MXC)	Public/Quasi-Public (PQ)
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Figure 4 – Parcel for Rezone



Lot Line Adjustment/Parcel Merger

To accommodate the new medical center wing a lot line adjustment and/or parcel merger would be necessary so that the building does not cross parcel lines. A lot line adjustment and/or parcel merger are considered “ministerial projects” and are exempt from the requirements of California Environmental Quality Act (CEQA Section 15268). Lot line adjustments and parcel mergers do not cause any physical changes to the project site and are not discretionary actions.

Variance

The PQ zone allows for a maximum building height of 50 feet. Given that the height of the new medical center wing is 85 feet above the adjacent grade, the facility will require a variance by the City through a use permit.

Site Plan

The new medical center wing will be located south of the existing Hospital facility. The proposed building is a 5-story rectangular structure, approximately 85-feet in height. The building will serve as the primary entrance to the Hospital.

Site access to the new wing will be provided from Medical Center Drive utilizing the same site access aprons off Olive Highway/SR 162, Gilmore Lane and Executive Parkway. Parking will be added along the southern and western portion of the site.

The new medical center wing will be connected to the existing Hospital on two levels. All utilities for the new facility will be contained within the new building. The west end of the building will contain MEP rooms and an exterior equipment yard for chillers, a cooling tower, generator and fuel tank. Additional mechanical equipment will be located on the roof in a screened enclosure. The Project is designed to minimize excavation and earthwork, it is assumed that no net export of fill from the site will be required.

Building Design

The new medical center wing façade will consist of glass and will use special glazing features to emphasize the main entrance on the south face and as an identifying feature on the west face. The west and north facades will be anchored at the first floor levels by a stone or cementitious base material with glazed walls above. The roof equipment screen will be a metal screen wall assembly.

The entrances are demarcated by cantilevered glass canopy structures designed to reinforce/identify the main entrance and provide weather protection for patients being dropped off or picked up at the facility. A roof garden has been identified for the lower roof of the facility providing a secure ambulation area for mothers directly adjacent to the second floor Women’s and Infant’s Center.

The building will be designed with high performance glazing to minimize energy consumption and to meet Title 24 requirements for Hospital energy usage as well as Cal Green requirements.



View Looking Northwest



View Looking Southeast

The overall building is organized as follows:

First Floor

- New Hospital entrance with two story atrium and public spaces including waiting.
- Secondary east entry
- Connection to existing Hospital
- Inpatient and Outpatient Prep / Recovery
- Outpatient Procedure Center (8 procedure rooms)
- Main mechanical and electrical rooms
- Service utility yard
- Access to gardens between new and existing buildings

Second Floor

- Women's and Infant program including 5 Post-Partum Beds and 9 LDRP Beds
- Connection to existing Hospital
- Roof garden

Third Floor

- 24 ICU Beds (two 12-Bed units)

Fourth and Fifth Floors

- 35 Bed Medical/Surgery unit on each floor

Roof

- Mechanical equipment in screened enclosure

Landscaping

The Project includes several landscaped outdoor spaces, including a large landscaped healing garden between the new and existing wings of the facility, an entry garden feature on the east face of the building, and a large green roof element on the north face of the building. In addition, all parking areas will be landscaped and lighted in accordance with city planning requirements.

Landscaping on the grounds and parking lots would consist of trees, shrubs and groundcover. Plant material would be chosen for its compatibility with macro/microclimatic conditions of the region and site, tolerance of drought conditions, longevity, screening capabilities and overall attractiveness.

Enhanced paving would also be utilized in front of the main entrance and would extend along outdoor walkways.

Internal Circulation

Medical Center Drive will provide primary access to the new wing as well as the central portion of the project site. Future improvements to the existing driveway on Olive Highway/SR 162 would provide vehicular egress from the new medical wing and new parking facilities to Olive Highway/SR 162. Access to the northern portion of the site is provided via Gilmore Lane, which connects to Oroville Dam Boulevard (an east-west connector to State Route 70).

Parking facilities will be developed to support both new and existing functions on the overall Hospital campus. New parking will be provided along the western portion of the project site to replace existing parking being removed for the new medical center wing. Remaining parking facilities will be reconfigured to improve connections between existing and new parking lots. The proposed Project would provide a total of 194 parking spaces.

Lighting

Exterior lighting would be provided within the parking lots on the project site. Proposed lighting would be designed so that the lights are shielded or directed in such a way that there would be no impact on the adjacent land uses or nearby residences. In addition to the exterior lighting fixtures, the project site would include additional low-level lighting for security and identification purposes.

Infrastructure and Utility Improvements

Storm Drainage

The project site is within a storm drainage tributary basin that has seen flooding in low lying areas adjacent to open channel flow and the City of Oroville storm drainage detention basins. As a result of this flooding and the new state required Low Impact Design (LID) requirements for storm water include both quantity and quality improvements on-site. The southern half of the Hospital drains to two storm drainage lines crossing Olive Highway/SR 162 that are connected to the Hospital's storm drainage system, consisting of 24" and 30" lines. The existing capacities of these offsite pipes are adequate for their existing basins. A majority of the new medical center wing's storm water will be directed to the 24" western pipe crossing.

Prior to leaving the site, storm water will be treated and detained. The concept design has located five areas where bio-cells would be constructed to accept surface runoff. The bio-cells will detain storm water allowing them to filter through prepared media (sand and compost blend) removing constituents while giving plants and native soils opportunity to absorb runoff. Remaining runoff will be collected by underdrains and discharged to the existing Olive Highway storm water crossings.

Sanitary Sewer

Sewer mains exist in the area of the Project including a looped 6" main to the west of the new wing that serves portions of the existing Hospital and the upper building that is being removed to accommodate the proposed Project as well as many of the residential houses to the west.

The proposed Project would result in a new connection to the existing 15" sewer line in Olive Highway. The new line would be 8" and equipped with an emergency sewer overflow storage tank (as require by OSHPD) per plumbing plans. Connection to the Olive Highway/SR 162 sewer line will require a CalTrans encroachment permit.

Water: California Water Service Company

There is an existing 8" Cal Water line in Olive Highway/SR 162 as well as one to the north of the Hospital in Gilmore Lane. The eastern edge of the Hospital property is also the eastern boundary of the Cal Water service area. A Cal Water hydrant test on Gilmore Lane indicates that water pressures are steady in the area and typically around 65 psi. The new medical facility wing will require both a reserve water storage supply and at least 6" domestic water line with booster pumping (to provide pressure to upper floors). To achieve this, the Project is proposing a new meter on Olive Highway/SR 162 nearest to the southwest corner of the new wing. It is anticipated that this service will supply both the new wing and a portion of the existing Hospital.

Separate from the domestic water system there is a private Hospital owned fire loop that connects backflow protected fire extensions on Gilmore Lane and Olive Highway and loops around the Hospital providing private fire hydrants and services to fire sprinklers. The new wing will require the re-routing of this fire loop around the building and the setting of two new fire hydrants making 5 fire hydrants total to maintain a 450' maximum hydrant separation on the existing and new areas.

Gas Service

There is an existing 2" gas main along the north side of Olive Highway/SR 162 with a 2" branch line running north adjacent to existing overhead pole just to the west of the proposed medical center wing. This north running gas main serves a portion of the Hospital as well as the buildings being removed directly under the new wing footprint. Gas service to the new wing will be provided from the existing 2" main onsite.

Electrical Service

Existing overhead electrical lines run north and south on the western edge of the property. Existing drop poles route the main power to the front (south side) of the existing Hospital. These underground lines will be relocated to accommodate the new medical center wing and as designed by PG&E.

Project phases

The Project is a single-phase project with preparatory efforts preceding the new medical center wing development as follows:

Make-ready projects:

- Existing office building demolition, Hospital canopy demolition and pad preparation
- Relocation of existing utilities including electricity, phone, water, sewer and storm drainage
- Relocation of existing liquid oxygen facility
- Installation of new driveways as required to maintain fire access
- Construct new medical center wing
- Reconfigure parking and access improvements

Required permits and approvals

The Oroville Hospital Expansion Project will need to acquire the following approvals to proceed with the Project:

- General Plan Amendment/Rezone
- Use Permit
- Variance
- Lot Line Adjustment and/or Parcel Merger
- Demolition Permit
- Art Installation

In addition to the above, other permits or approvals that will likely be required for the proposed Project include:

- Office of Statewide Health Planning and Development (OSHPD). OSHPD is the State agency which acts as the governing entity for the design review and construction of all hospital projects by specialty experts in the field of hospital sanitation, gases, construction, health and wellness, and occupant safety in the construction and build process.
- National Pollutant Discharge Elimination System (NPDES) Construction General Permits for grading activities of 1-acre or larger. The NPDES permit program addresses water pollution by regulating point sources that discharge pollutants to waters of the United States.
- California Department of Transportation (Caltrans) Encroachment Permit. Caltrans is the State agency that oversees the traffic safety and impacts on State Highways for present and future traffic and pedestrian flow.

2.3 PROJECT CONSTRUCTION

The project would be constructed in accordance with the State of California Department Office of Statewide Health and Planning Development Plans and Standard Specifications, the most current version of the California Title 24 Building, Fire, Plumbing, Mechanical, Electrical, Energy and Green Building code, the City of Oroville Municipal Code and the Approved Project Plans.

Construction would include excavation, loading, truck transport and grading, using both heavy duty and light-duty construction equipment. Specific equipment to be utilized may include, but is not limited to, track-mounted excavators, dump trucks, backhoes, graders, compactors and dozers. Estimated construction time is two-three years.

The project is required to provide mitigation of project effects:

- Construction water quality control measures (including BMPs);
- Provision of fugitive dust plan mitigation plan;
- Protection measures for discovered paleontological and cultural resources during construction activities;
- Temporary fencing will be installed around some of the staging areas in order to avoid disturbance of adjoining areas and/or contain construction equipment after-hours;

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

Environmental Checklist Initial Study

1. Project title: Oro-health Oroville Hospital Expansion
2. Lead agency name and address: City of Oroville, Planning Department, 1735 Montgomery Street, Oroville, CA 95965
3. Contact person and phone number: Gary Layman, 530-538-2428
4. Project location: 2767 Olive Hwy (State Hwy 162); APN 013-260-063-000, Oroville, CA 95966,
5. Project sponsor's name and address: Robert Wentz, Oroville Hospital, 2767 Olive Hwy (State Hwy 162), Oroville, CA 95965
6. General Plan designation: Public (PU) and Mixed Use (MU)
7. Zoning: Public/Quasi-Public (PQ) and Corridor Mixed Use (MXC)
8. Construct new hospital facility (approx. 158,900 sqft.):
 - Adding a new hospital facility (approx. 158,900 sqft.) with 108 beds

- Removing 29,570 square feet of existing Clinic buildings
- Removing five existing single family residential units
- Removing 30 beds from existing hospital facility

15.8-acre project site in the City of Oroville, Butte County. Entitlements for the planned plant expansion project will be subject to the City’s review process, which will include the applicable environmental review, and will include any applicable City land development regulations. For example, the hospital expansion will involve a grading permit. Since the project is over one acre in size, the grading operation will be subject to the City’s grading ordinance and a State of California Storm Water Pollution Prevention Plan.

9. Surrounding land uses and setting. The project is located in and around a rural residential housing and undeveloped land to the South.

10. Other agencies whose approval is required: U.S. Department of Transportation, California Regional Water Quality Control Board and the State of California Department Office of Statewide Health and Planning Development.

Environmental Setting: The project is a largely unimproved, disturbed, vacant property approximately 15.8 acres in size located on Olive Hwy. The property is bordered by residential development to the north and west, fast food and commercial offices to the south, and the Oroville Hospital Post Acute Center and Prestige Assisted Living to the East. Much of the surrounding area is developed. The property on the south/east side of Executive Pkwy is unimproved.

Site topography is generally flat with an elevation of approximately 180 feet above sea level. A majority of the site is covered with buildings, asphalt, concrete and landscaped areas.

Public Agency Approvals:

1. General Plan Amendment and Re-zone (City of Oroville)
2. Prior to development, Architectural Review (City of Oroville)
3. Grading Permit (City of Oroville)
4. Building Permit (City of Oroville/Office of Statewide Health Planning and Development)

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.

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

Source 2017 California Environmental Quality Act & CEQA Guidelines page 331

DETERMINATION

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 applicant. 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” 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. A **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 pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

Gary D Layman

Printed Name

September 17, 2018

Date

Community Development Department

For: City of Oroville, California

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.
- 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.

ENVIRONMENTAL CHECKLIST

The following Checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. Included in each discussion are project-specific mitigation measures recommended as appropriate as part of the proposed project.

For this checklist, the following designations are used:

- 1) Potentially Significant Impact: An impact that could be significant, and for which mitigation has not been identified. If any potentially significant impacts are identified, an EIR must be prepared.
- 2) Potentially Significant Unless Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than-significant level.
- 3) Less-Than-Significant Impact: Any impact that would not be considered significant under CEQA relative to existing standards.
- 4) No Impact: The project would not have any impact.

I. AESTHETICS. Would the project:

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigations Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but no limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare which would adversely affect day or night views in the area?			X	

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Discussion

a-d. The City of Oroville is located in Butte County at the intersection of State Highway 70 and State Highway 162 in the Sacramento Valley. The core of Oroville consists of residential, commercial, and industrial uses. The area surrounding the City primarily consists of agriculture and undeveloped land. State Highway 70 and State Highway 162 which run through the City, has not been identified as a State scenic highway.

The expansion is to replace existing out dated buildings and to provide additional beds to accommodate the current demand.

Development of the project will include lighting sources not currently present at portions of the site. Lighting sources will include lighting in the parking area surrounding the medical office building, exterior lighting on the building façade, and lighting sources inside the building. All exterior lighting is required to adhere to the City of Oroville Municipal Code (COC) standards regarding full cut off designs and downward orientation to reduce glare. The compliance with all applicable COC requirements and standards will be verified by City of Oroville Planning and Engineering staff. Therefore, impacts regarding light or glare that could affect day or nighttime views would be considered Less Than Significant.

Finding

No impacts are expected.

II. AGRICULTURAL AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California 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:

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
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))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?				X

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Discussion

a-e). There is no existing agricultural use, zoning, active Williamson Act Contract or forest land in the project vicinity and no existing agricultural land will be converted to non-agricultural use as a result of the proposed project. No forest land will be converted to non-forest use. The project site is within the property boundaries for the Oroville Commercial-Residential areas and is not zoned for agricultural operations or forest land.

Finding

The discussions above is the finding of no impacts.

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

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

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Discussion

III. a–c. The project will neither conflict with nor obstruct implementation of the applicable air quality plan for the Northern Sacramento Valley, nor will the project violate any air quality standard or contribute substantially to an existing or projected air quality violation. The project will not 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.

According to Butte County Air Quality Management District (BCAQMD) CEQA Air Quality Handbook, October 23, 2014, Butte County is designated as a federal non-attainment area for 8-hour ozone and 24-hour PM2.5 and a state non-attainment area for 1 and 8-hour ozone, 24-hour PM10, and annual PM2.5 (**Table C.1**).

Table C.1: Butte County Ambient Air Quality Attainment Status

BUTTE COUNTY AMBIENT AIR QUALITY ATTAINMENT STATUS (2015)		
<i>POLLUTANT</i>	<i>STATE</i>	<i>FEDERAL</i>
1-hour Ozone	Nonattainment	--

8-hour Ozone	Nonattainment	Nonattainment
Carbon Monoxide	Attainment	Attainment
Nitrogen Dioxide	Attainment	Attainment
Sulfur Dioxide	Attainment	Attainment
24-Hour PM10**	Nonattainment	Attainment
24-Hour PM2.5**	No Standard	Nonattainment
Annual PM10**	Attainment	No Standard
Annual PM2.5**	Nonattainment	Attainment
**PM10: Respirable particulate matter less than 10 microns in size. PM2.5: Fine particulate matter less than 2.5 microns in size.		

Potential air quality impacts related to the proposed project are separated into two categories:

- 1) Temporary impacts resulting from construction-related activities (earth moving and heavy-duty vehicle emissions), and
- 2) Long-term indirect source emission impacts related to the build-out of the project, such a motor vehicle usage, water and space heating, including the use wood burning fire places, landscape maintenance equipment, etc.

Temporary construction related and long-term emissions were modeled using the most recent version of the California Emissions Estimator Model (CalEEMod) Version 2016.3.1. (CAPCOA 2016). CalEEMod contains region specific default assumptions for construction and operational activities.

Temporary (Construction-related) Impacts

Construction-related activities such as grading and operation of construction vehicles would create a temporary increase in fugitive dust within the immediate vicinity of the project site and contribute temporarily to slight increases in heavy-duty vehicle emissions (ozone precursor emissions, such as reactive organic gases (ROG) and nitrogen oxides (NOx), and fine particulate matter ten microns or less. The emissions of ROG, NOx, and fine particulate matter all fall under the BCAQMD threshold levels of significance (**Table C-2**). Due to the short duration of construction operations, and implementation of standard dust-control measures, the temporary increase in heavy-duty vehicle emissions would be considered **Less Than Significant**.

Table C-2: Modeled Temporary Emissions (Mitigated) for the Proposed Project

	ROG	NOx	PM10 or less
BCAQMD Threshold	4.5 tons/year	4.5 tons/year	80 lbs/day
CalEEMod Project Output	1.33 tons/year	1.57 tons/year	12.49 lbs/day

With regard to fugitive dust, the majority of the particulate generated as a result of grading operations is anticipated to quickly settle. Implementing BMPs for dust control will ensure dust related impacts remain **Less Than Significant**. These BMPs include but are not limited to the following:

- Watering de-stabilized surfaces and stock piles to minimize windborne dust.
- Ceasing operations when high winds are present.
- Covering or watering loose material during transport.
- Minimizing the amount of disturbed area during construction.
- Seeding and watering any portions of the site that will remain inactive longer than a period of 3 months or longer.
- Paving, periodically watering, or chemically stabilizing on-site construction roads.
- Minimizing exhaust emissions by maintaining equipment in good repair and tuning engines according to manufacturer specifications.
- Minimizing engine idle time, particularly during smog season (May-October).

Long-Term (Indirect Source) Impacts

The District’s CEQA Air Quality Handbook provides screening criteria for when a quantified air emissions analysis is required to assess and mitigate potential air quality impacts from non-exempt CEQA projects (Table C-3). Projects that fall below screening thresholds need only to implement best practices to ensure that operational air quality impacts remain less than significant. The screening criteria are as follows:

Table C-3: BCAQMD Screen Criteria

<i>LAND USE TYPE</i>	<i>Model Emissions for Project Greater Than:</i>
Single Family Unit Residential	30 units
Multi-Family Residential	75 units
Commercial	15,000 square feet
Retail	11,000 square feet
Industrial	59,000 square feet

As noted above, the proposed medical office building of approximately 120,000 square feet exceeds the screening criteria. The proposed project’s operational emissions were modeled using CalEEMod and are presented in **Table C-4**.

Table C-4: Modeled Long-term Emissions (Unmitigated) for the Proposed Project with Associated BCAQMD Significance Thresholds.

	ROG	NOx	PM10 or less
BCAQMD Threshold	25 lbs/day	25 lbs/day	80 lbs/day
CalEEMod Project Output	18.43 lbs/day	13.75 lbs/day	24.21 lbs/day

Under the “unmitigated” condition the proposed project would not exceed the BCAQMD significance threshold for ROG, NOx, or PM10 or less. Additionally, the project incorporates a number of design features that would further reduce operational air quality impacts including, photovoltaic solar arrays in the parking lot north of the building, electric car charging stations to the north and east of the building, reserved clean air/van pool/electric vehicle parking, and covered and uncovered bicycle racks.

III.4.-5. Apart from the potential for temporary odors associated with construction activities (i.e., paving operations), the proposed project will neither expose sensitive receptors to substantial pollutant concentrations, nor create significant objectionable odors. These potential impacts are short-term in nature and could be considered **Less Than Significant**.

Findings: The discussions above is the finding of less than significant impacts.

IV. BIOLOGICAL RESOURCES. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) Through direct removal, filling, hydrological interruption, or other means?				X
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?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan?				X

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Discussion

Based off the Biological Resources Evaluation from North Star Engineering, the site is heavily developed, including buildings and parking facilities. The project site is nearly completely devoid of natural habitats. Vegetation is provided in landscaped areas around the project site.

IV.b-e. There is no riparian habitat present within the project site. Additionally, there are no Sensitive Natural Communities (SNCs) present within the proposed project site. Therefore, there will be **No Impact** to riparian habitat and SNCs.

The proposed project site does not contain waters that might be considered jurisdictional by the United States Army Corps of Engineers (USACE). Therefore, the project will have **No Impact** to protected wetlands or any other Waters of the United States (WOUS).

The proposed project will not substantially interfere with the movement of any resident or migratory fish or wildlife species, nor will it substantially interfere with a migratory wildlife corridor or impede the use of a native wildlife nursery site, or result in fragmentation of existing wildlife habitat. There will be **No Impact** to these resources.

IV.f. The proposed project will not conflict with any local ordinances protecting biological resources. The development of the project will comply with the City of Oroville Tree Preservation Regulations (CMC 16.66 and 19.68.00) which provide city discretion over any proposed tree removal and specifies replacement requirements for any trees that are approved for removal. Adherence to the guidelines specified in the City of Oroville Tree Preservation Regulations will ensure potential impacts resulting from the loss of trees during project activities will be **Less Than Significant**.

MITIGATION:

The following mitigation measure is required to reduce impacts to a less than significant level.

a-f) There are listed species or sensitive habitats within the project area.

Mitigation Measure Biological Resources 1:

Because the project will result in a potential roosting of bats, the following mitigation measure will be implemented to reduce the impact to less than significant per the recommendations of North Star Engineering reports and study.

Within 14 days prior to commencement of vegetation or structure removal activities, a pre-construction bat survey shall be conducted by a qualified biologist for the presence of any roosting bats on-site during the appropriate time of day to maximize detectability. Survey methodology may include visual surveys of bats (e.g. observations of bats during foraging period), inspection of suitable habitat or signs of bat presence (e.g. guano). The type of survey will depend on the condition of the potential roosting habitat. If no bat roosts are found, then no further study is required.

Any vegetation or structures that have been identified as potential roosting sites must be removed between October 1 and February 28. When trees or structures must be removed during the maternity roosting season (March 1 to September 30), a qualified biologist shall conduct a pre-construction survey to identify those trees or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats. Trees or structures identified as potentially supporting an active nursery roost shall be inspected by a qualified biologist no greater than 7 days prior to disturbance to determine presence or absence of roosting bats. Trees determined to support active maternity roosts will be left in place until the maternity season (September 30) or until the qualified biologist determines the bats are no longer present. If bat species are detected roosting in structures, excluding any bats from roosts will be accomplished by a qualified biologist prior to the removal of the structure. The timing and other methods of exclusionary activities will be developed by the qualified biologist in order to reduce the stress on the bats to the amount feasible while taking into account project schedule. Exclusionary devices such as plastic sheeting, plastic or wire mesh can be used to allow for bats to exit but not reenter any occupied roosts. Expanding foam and plywood sheets can be used to prevent bats from entering unoccupied roosts.

V. CULTURAL RESOURCES. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

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Discussion

a-d). There is no existing cultural or archaeological evidential issues based off the **ARCHAEOLOGICAL INVENTORY SURVEY** provided by **Sean Michael Jensen, M.A.** and **Asher Levin, B.A.**

“A search of State data bases, including all records and documents available at the Northeast Information Center, and intensive pedestrian survey, have resulted in identifying one historic-era site (Oroville Hospital) within the project area. This site is recommended not significant under any of the relevant evaluative criteria. No treatment or mitigative action is recommended for this site.

Consultation was undertaken with the Native American Heritage Commission (NAHC) re. sacred land listings for the property. An information request letter was delivered to the NAHC on November 10, 2016. The NAHC responded on November 15, 2016, indicating that a search of their files “failed to indicate the presence of Native American cultural resources in the immediate project area.”

Finding

No impacts

A note shall be placed on all grading and construction plans which informs the construction contractor that if any bones, pottery fragments or other potential cultural resources are encountered during construction, all work shall cease within the area of the find pending an examination of the site and materials by a professional archaeologist. If during ground disturbing

activities, any bones, pottery fragments or other potential cultural resources are encountered, the developer or their supervising contractor shall cease all work within the area of the find and notify Planning staff at 530-538-2428. A professional archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and who is familiar with the archaeological record of Butte County, shall be retained by the applicant to evaluate the significance of the find. Further, Planning staff shall notify all local tribes on the consultation list maintained by the State of California Native American Heritage Commission (NAHC), to provide local tribes the opportunity to monitor evaluation of the site. Site work shall not resume until the archaeologist conducts sufficient research, testing and analysis of the archaeological evidence to make a determination that the resource is either not cultural in origin or not potentially significant. If a potentially significant resource is encountered, the archaeologist shall prepare a mitigation plan for review and approval by the Community Development Director, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the Community Development Director to be appropriate shall be implemented pursuant to the terms of the archaeologist's report. The preceding requirement shall be incorporated into construction contracts and plans to ensure contractor knowledge and responsibility for proper implementation.

If human remains are discovered, all work must immediately cease, and the local coroner shall be contacted. Procedures for the discovery of human remains will be followed in accordance with provisions of the Public Health and Safety Code, Sections 7052 and 7050.5 and the State Public Resources Code Sections 5097.9 to 5097.99. If remains are determined to be prehistoric, the coroner shall contact the NAHC, which will determine and notify a most likely descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery, and must complete the inspection within 24-hours of notification by the NAHC. The MLD will have the opportunity to make recommendations to the NAHC on the disposition of the remains.

Note shall be provided;

Letter was provided from Gayle Totton Associate Governmental Project Analyst with the Native American Heritage Commission indicating that SEC. 7. Section 21082.3 Public Resources Code was not addresses. Statement was accurate, Gary D. Layman with the City of Oroville contacted Gayle Totton on Tuesday, November 13, 2018 at 8.12 am and discussed and it was indicated that I would address the Sections in the report prior to filing with the county. The comments were late per the Clearinghouse, however, the City is addressing per our agreement.

SEC. 7. Section 21082.3 Public Resources Code:

21082.3.

(d) In addition to other provisions of this division, the lead agency may certify an environmental impact report or adopt a mitigated negative declaration for a project with a significant impact on an identified tribal cultural resource only if one of the following occurs:

(1) The consultation process between the California Native American tribe and the lead agency has occurred as provided in Sections 21080.3.1 and 21080.3.2 and concluded pursuant to subdivision (b) of Section 21080.3.2.

(2) The California Native American tribe has requested consultation pursuant to Section 21080.3.1 and has failed to provide comments to the lead agency, or otherwise failed to engage, in the consultation process.

(3) The lead agency has complied with subdivision (d) of Section 21080.3.1 and the California Native American tribe has failed to request consultation within 30 days.

5097.98 – Notification of discovery of Native American human remains, descendants; disposition of human remains and associated grave goods

(a) Whenever the commission receives notification of a discovery of Native American human remains from a county coroner pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, it shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American remains and may recommend to the owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

VI. GEOLOGY AND SOILS. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				X
I) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
II) Strong seismic ground shaking?				X
III) Seismic-related ground failure, including liquefaction?				X
IV) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
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?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
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?				X

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Discussion

a. The City of Oroville is located in one of the least active seismic regions in California and contains no active faults. Currently, there are no designated Alquist-Priolo Special Studies Zones within the Planning Area, nor are there any known or inferred active faults. With the absence of active faults within the project site, the possibility of ground rupture, strong seismic shaking, seismic liquefaction, and landslides are extremely low. Under existing regulations, all future structures will incorporate California Building Code standards into the design and construction that are designed to minimize potential impacts associated with ground-shaking during an earthquake. The potential for impacts relating to seismic activity is considered Less Than Significant.

b. The proposed project would be subject to the City of Oroville grading ordinance, which requires the implementation BMPs regarding erosion control and sediment transport. Additionally, the Regional Water Quality Control Board (RWQCB) requires a project specific Stormwater Pollution Prevention Plan (SWPPP) for any project that disturbs an area one acre or larger. Each project specific SWPPP will include BMPs that are designed to control erosion and drainage. The City and the BCAQMD require implementation of all applicable fugitive dust control measures, which further reduces the potential for erosion. Development of the site will also be required to meet all requirements of the California Building Code which will address potential issues of ground shaking, soil swell/shrink, and the potential for liquefaction. As a result, potential future impacts relating to geology and soils are considered to be Less Than Significant.

e. No septic tanks or alternative waste water disposal systems are proposed for the subject property. All new structures will be connected to the City sewer system. Since development of the project site would require connection to the City's sewer system, the project will result in No Impact relative to policies governing sewer service control.;

Initial Study: Geotechnical report from North Star Engineering and Holdrege & Kuhl May 31, 2016

- Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
- Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous

conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.

a-e) Based on published sources, the proposed project will not impact, or be impacted, by geologic resources or processes.

Finding

The thresholds of significance have not been exceeded for the “Geology and Soils” category and no impacts are expected.

VII. GREENHOUSE GAS EMISSIONS. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

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Discussion

In 2015, the Oroville City Council adopted a Climate Action Plan (CAP) which sets forth objectives and actions that will be undertaken to meet the City’s GHG emission reduction target of 25 percent below 2005 levels by the year 2020. This target is consistent with the State Global Warming Solutions Act of 2006 (AB 32, Health & Safety Code, Section 38501[a]).

Development and implementation of the CAP are directed by a number of goals, policies and actions in the City’s General Plan. Growth and development assumptions used for the CAP are consistent with the level of development anticipated in the General Plan Environmental Impact Report (EIR). The actions in the CAP, in most cases, mirror adopted General Plan policies calling for energy efficiency, water conservation, waste minimization and diversion, reduction of vehicle miles traveled, and preservation of open space and sensitive habitat.

Oroville’s CAP, in conjunction with General Plan policies, meet State criteria for tiering and streamlining the analysis of GHG emissions in subsequent CEQA project evaluation. Therefore, to the extent that a development project is consistent with CAP requirements, potential impacts with regard to GHG emissions for that project are considered to be less than significant. Requirements include but are not limited to Compliance with the City’s Tree Ordinance, Compliance with the California Title 24 Building Energy Efficiency Standards, Option to incorporate solar arrays in parking areas in lieu of tree shading requirements, and consistency with the City’s design guideline manual.

As part of the City’s land use entitlement and building plan check review processes, development projects in the City are required to include and implement applicable measures identified in the City’s CAP. The GP EIR assumed full build-out of the Land Use Diagram over a 20-year horizon. The proposed project would result in a GPA and rezone of the site from RMU to OMU and a rezone from RMU to OR. This minor shift of the land use designation and zoning would not result in a substantial difference in the types of allowed uses within each zoning classification. The change in composition is negligible and would not substantially affect the

comprehensive analysis for city-wide GHG emissions anticipated by the CAP and GP EIR. Thus, the proposed changes in land use classifications are considered to be Less Than Significant.

Finding

The thresholds of significance have not been exceeded for the “Greenhouse Gas Emissions” category and no significant impacts are expected.

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
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?			X	
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 for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

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Discussion

a-b) The types and amounts of hazardous materials that would be used for development and operation of the proposed project would be typical for construction activities and those used for medical uses. Construction activities would require limited, short term handling of hazardous materials, such as fueling and servicing equipment on site with fuels, lubricating fluids, and solvents. Biohazardous and radioactive wastes may be generated from the on-site operations of the medical office building. The proposed project is located approximately 1.20 miles from Oroville High School (north of project site), however any handling, transportation, use, or disposal of hazardous materials would comply with all federal, state, and local regulations. Impacts relating to handling and transporting of hazardous materials would be considered Less Than Significant.

Demolition of existing buildings will require proper building permits and Hazardous Materials inspection by professional services and disposed of as required by State and Federal laws.

c-d) Several aboveground oxygen storage tanks are located on the existing site but are being relocated to a new location on the site with larger tanks. The relocation will not provide any substantial adverse effect due to Hazards or Hazardous Materials, however, due to the larger tanks the frequency of large oxygen trucks transporting the oxygen will be decreased due to ability to store more oxygen on-site.

e-f) The proposed project site is not identified as a hazardous site at the local, state or federal levels, including hazardous waste sites listed pursuant to Governmental Code Section 65962.5. The project is not located near a public or private airstrip, nor will it result in a safety hazard for people working or residing in the area. The proposed project will not impair implementation or interfere with an adopted emergency response or evacuation plan, On-site circulation patterns, designs, and improvements will be subject to Fire Marshall approval to ensure adequate access for emergency response. The project will not expose people or structures to a significant risk of loss, injury, or death involving wildland fires as there are no wildlands located in the vicinity of the project area. Therefore, there will be No Impact..

Finding

The thresholds of significance have not been exceeded for the “Hazards and Hazardous Materials” category and less than significant impacts are expected.

IX. HYDROLOGY AND WATER QUALITY. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding As a result of the failure of a levee or dam?				X

j) Inundation by seiche, tsunami, or mudflow?				X
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2017 California Environmental Quality Act & CEQA Guidelines page 338-339

Discussion

a-e) The proposed project does not significantly alter drainage patterns or impact groundwater resources, and any grading must comply with the regulations contained within the Grading Ordinance of City of Oroville, diminishing impacts to water quality. The project site is not within a 100-year Flood Zone. On-site storm water storage systems will be required to contain the storm water runoff and eliminate site storm water runoff from affecting off-site areas.

f-j) The proposed project does not significantly alter drainage patterns or impact groundwater resources, and any grading must comply with the regulations contained within the Grading Ordinance of City of Oroville, diminishing impacts to water quality. The project site is not within a 100-year Flood Zone.

Storm Drainage The project site is within a storm drainage tributary basin that has seen flooding in low lying areas adjacent to open channel flow and the City of Oroville storm drainage detention basins. As a result of this flooding and the new state required Low Impact Design (LID) requirements for storm water include both quantity and quality improvements on-site. The southern half of the Hospital drains to two storm drainage lines crossing Olive Highway/SR 162 that are connected to the Hospital’s storm drainage system, consisting of 24” and 30” lines. The existing capacities of these offsite pipes are adequate for their existing basins. A majority of the new medical center wing’s storm water will be directed to the 24” western pipe crossing.

Prior to leaving the site, storm water will be treated and detained. The concept design has located five areas where bio-cells would be constructed to accept surface runoff. The bio-cells will detain storm water allowing them to filter through prepared media (sand and compost blend) removing constituents while giving plants and native soils opportunity to absorb runoff. Remaining runoff will be collected by underdrains and discharged to the existing Olive Highway storm water crossings.

Finding

The thresholds of significance have not been exceeded for the “Hydrology and Water Quality” category and no impacts are expected.

X. LAND USE AND PLANNING. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
a) Physically divide an established community?			X	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

2017 California Environmental Quality Act & CEQA Guidelines page 339-340

Discussion

a-c) The proposed project is within the existing hospital campus and the surrounding uses are mostly medical office buildings, senior assisted living, and pharmacy businesses and will require removal of half of an existing office building; the project will go through a conditional use permit process, so it does not conflict with any land use plans and is not within a designated habitat conservation plan boundary. This is not a big change in the existing uses or zoning because this is an extension of an existing medical facility with the same type services. There would be no impact.

Finding

The thresholds of significance have not been exceeded for the “Land Use Planning” category and no impacts are expected.

XI. MINERAL RESOURCES. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
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?				X
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?				X

Discussion

a-b. There are no known mineral resources of local, regional, or national importance located within the proposed project site. The project would not result in the loss of availability of a known mineral resource that would be of value to the region or residents or a locally important mineral resource recovery site on any applicable plan. The project will result in No Impact to mineral resources.

Finding

No impacts are expected.

XII. NOISE. Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
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 expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

2017 California Environmental Quality Act & CEQA Guidelines page 340

Discussion

A substantial adverse effect due to noise would occur if the implementation of the project would:

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60 dBA CNEL;

- Result in long-term operational noise that creates noise exposures in excess of 60 dBA CNEL at the adjoining property line of a noise sensitive land use and the background noise level is increased by 3 dBA, or more; or
- Results in noise levels inconsistent with the performance standards contained in the City of Oroville General Plan 2030.

a.-d). Construction activity associated with the implementation of the proposed action would include the operation of heavy equipment used for excavation, grading and hauling. Construction equipment typically generates noise levels of 80-90 dBA at a distance of 50 feet while operating (U.S. Environmental Protection Agency, 1971), and equipment operations can vary from intermittent to fairly continuous. Similarly, one or multiple pieces of equipment may operate concurrently and may generate near-surface ground vibrations.

Assuming that a bulldozer (87 dBA), backhoe (90 dBA), and a front-end loader (82dBA) are operating concurrently in the same area, construction activities could result in noise levels of as much as 94 dBA at a distance of 50 feet from the activity. Noise levels typically decrease by about 6 dBA with each doubling distance beyond 50 feet. Therefore, a person within about 2,000 feet of a construction site would experience occasional noise levels greater than 60 dBA. Areas within about 700 feet of a construction site would experience episodes with noise levels greater than 70 dBA. Such episodes of higher noise levels would not be continuous throughout the day and generally would be restricted to daytime hours. There are no sensitive receptors located within the vicinity of the Hospital.

Pile driving may take place during the construction of the foundation which will make loud pounding sounds, however, all pile driving will be required to be performed during proper hours.

e.-f). Oro-Health Oroville Hospital Expansion is not located near the Oroville Municipal Airport or any other private air strips.

Finding

While there will be construction noise and dust, construction will occur between 7am-7pm to mitigate noise impact and water shall be used as appropriate for dust control and to control any potential fugitive dust.

The thresholds of significance have not been exceeded for the “Noise” category and no significant impacts are expected.

XIII. POPULATION AND HOUSING. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
a) Induce substantial 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)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

2017 California Environmental Quality Act & CEQA Guidelines page 341

Discussion

The project would not induce substantial population growth, nor would it displace people or housing. The proposed project consists of a GPA and rezone of existing vacant housing property surrounded by urban uses, from a GP designation of MXC to PU and a rezone from MXC to PU, to accommodate the development of a medical office building. The project does not involve the construction of additional dwelling units nor does it involve the construction of infrastructure that may induce population growth in the area. With regard to population and housing the proposed project would have No Impact.

a). The proposed project will create new jobs, but will not significantly increase the need for additional housing.

b-c). Five existing homes were displaced as a result of providing additional parking for the hospital and office buildings. However, the homes were purchased by the Oro-Health Oroville Hospital at market rate pricing allowing the property seller to relocate to other locations. Additionally, the number of new jobs and new housing needed to house the new personnel outweighs the loss of the five homes.

Finding

The thresholds of significance have not been exceeded for the “Population and Housing” category and no significant impacts are expected.

XIV. PUBLIC SERVICES. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				X
I) Fire Protection?				X
II) Police Protection?				X
IV) Parks?				X
V) Other public facilities?				X

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Discussion

a. The proposed project is within the property boundaries of the existing Oro-Health Oroville Hospital site and would not affect offsite communities. The project would not increase the presence of people in the area that would constitute a concern for an increase in emergency services so there would not be an increased demand for fire protection, police protection, schools, parks or other public facilities.

The expansion would provide better services for emergencies by having additional space available to temporarily house emergency patients.

Finding

The thresholds of significance have not been exceeded for the “Public Services” category and no significant impacts are expected.

XV. RECREATION. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

2017 California Environmental Quality Act & CEQA Guidelines page 341-342

Discussion

A substantial adverse effect on Recreational Resources would occur if the implementation of the project would:

- Substantially increase the local population without dedicating a minimum of 3 acres of developed parklands for every 1,000 residents; or
- Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.

a.-b. The proposed project will have no impact on existing recreational facilities, nor does the project require the construction or expansion of such facilities.

Finding

The thresholds of significance have not been exceeded for the “Recreation” category and no significant impacts to recreational services or facilities are expected.

XVI. TRANSPORTATION/TRAFFIC. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?		X		
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?		X		
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

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Discussion

a-b) Based off the Traffic Impact Study prepared by Traffic Works on October 14, 2016 and updated Traffic Impact Study in December of 2017, *“Proposed project is anticipated to generate a net increase of up to 619 daily trips, an increase of 26 AM peak hour trips, and a net reduction of 5 PM peak hour trips.*

“The proposed project generates a net reduction of 5 trips during the critical PM peak hour and reduces the total peak hour trips to Olive Highway north of Medical Center Drive. Since the critical peak hour traffic is reduced, the project does not cause any significant impacts. All the study intersections are anticipated to operate at acceptable LOS conditions with the addition of the project traffic. The Olive Highway roadway segment will continue to operate at LOS “F” during both the existing and existing plus project peak hour conditions.

The preferred alternative from the “SR 162 Corridor Plan”, dated June 2016, for Olive Highway expansion consists of widening Olive Highway to a five-lane section with two eastbound lanes, two westbound lanes, and a center turn-lane. Taking into account this preferred alternative recommendation, the project will dedicate seven (7) feet of right-of-way along the project frontage to accommodate future potential road widening and street improvements.”

However, in addition to the recommended seven (7) feet of right-of-way dedication and an additional three (3) feet for a minimum ten (10) feet of right-of-way dedication will be provided along the project frontage to accommodate future potential road widening and street improvements. Street striping will be provided to meet the alternate 3 recommendations as shown in figure 6-7 of the SR 162 Corridor plan final prepared for Butte County Association of Governments June 2016. See figure on page 57 of this document.

c-d) The project would not affect air traffic patterns and will not conflict with any adopted policies, plans, or programs related to public transportation. There will be No Impact.

e-f) The ultimate development of the project site will not substantially increase hazards due to a design feature or create incompatible uses. The project will not result in inadequate emergency access as the site has multiple points of ingress and egress. The project will be served by two access driveways, one connecting south to the existing Olive Hwy Hospital Signalized intersection and one connecting north to the existing Gilmore Lane. Proper site design, including the provision for fire apparatus turn around shall be approved by the City of Oroville Fire Marshal. Application of existing standards would ensure that the project would not increase traffic hazards. Therefore, this impact would be considered Less Than Significant.

Based off the Parking Analysis dated October 10, 2016 *“The project will demolish 206 spaces and construct 194 parking spaces within the project area (reduction of 12 spaces). ... With the proposed parking plan, the project provides one parking space in excess of the City of Oroville Municipal Code requirements.”*

Additionally, the existing sidewalk that borders the site on the Olive Hwy frontage will be repaired for accessibility and pedestrian traffic.

See figures below form the Parking Analysis dated October 10, 2016;

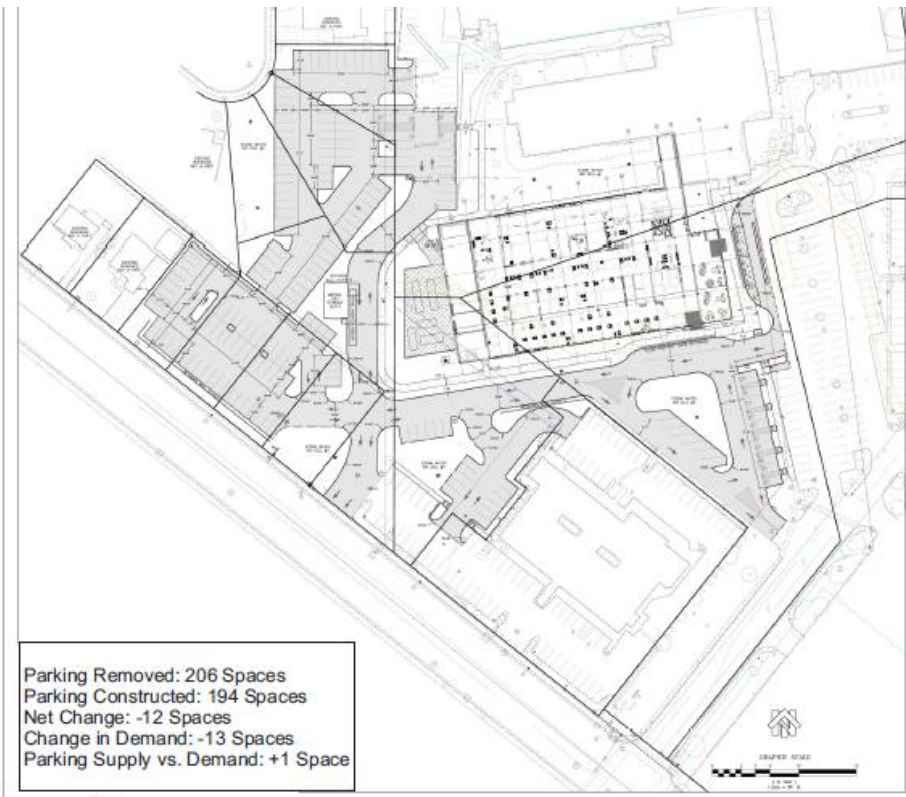


Legend:

- New Wing Addition
- Project Area
- Buildings to be Removed

NO SCALE

Figure 1
OroHealth Hospital Expansion
Parking Analysis
Project Site Modifications

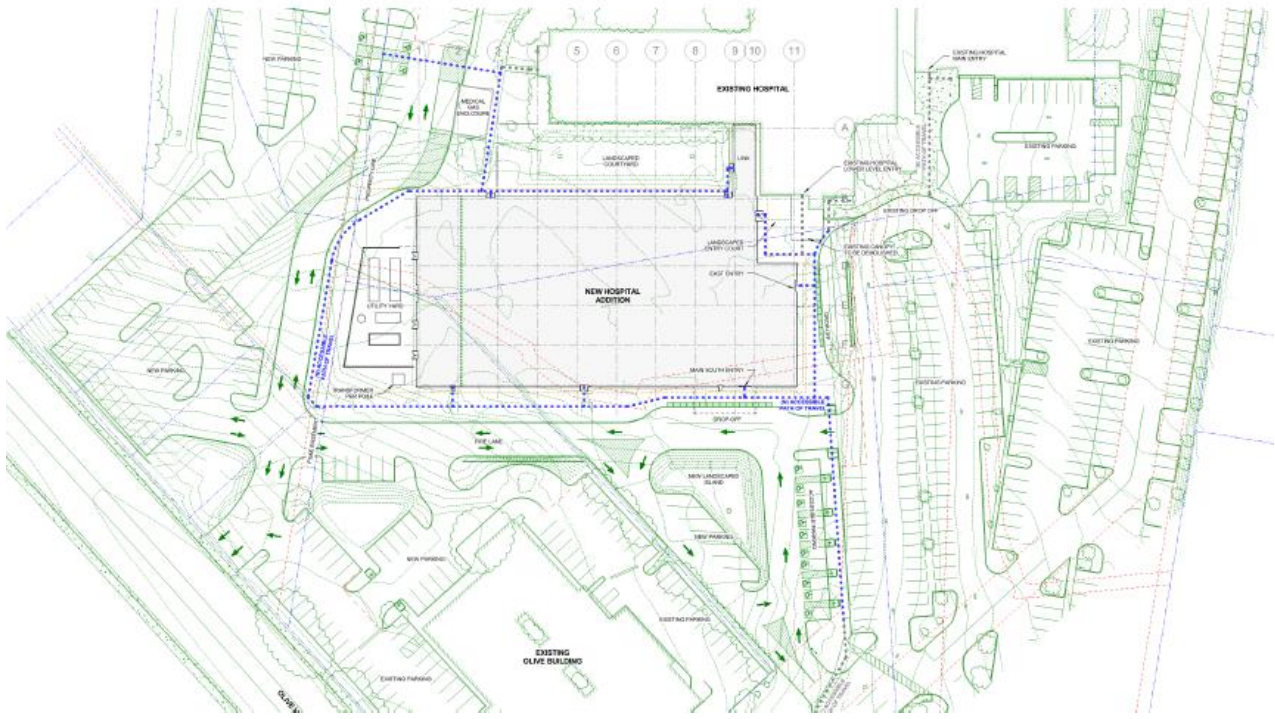


Progress Print#: 181829
 LANDMARK HEALTH FACILITIES
 OROHEALTH NEW HOSPITAL WING
 CANNON DESIGN
 NORTH STAR
 NOT FOR CONSTRUCTION
 SHEET LEGEND
 C02



NO SCALE

Figure 2
 OroHealth Hospital Expansion
 Parking Analysis
 Site Plan



Alternative 3 – Unbalanced Lanes with Signals

As an interim improvement alternative, the Olive Highway segment between Oro-Dam Blvd and Lower Wyandotte Road could be restriped to have two eastbound lanes and one westbound lane. As the majority of the congestion, delay and queue spill back currently occurs in the eastbound direction, this interim measure could improve traffic operations on Olive Highway without the need to acquire any new right-of-way. There is sufficient width available between the existing curbs on Olive Highway to accommodate two eastbound through lanes, one westbound through lane, a center turn lane, and bicycle lanes as shown in Figure 6-7.

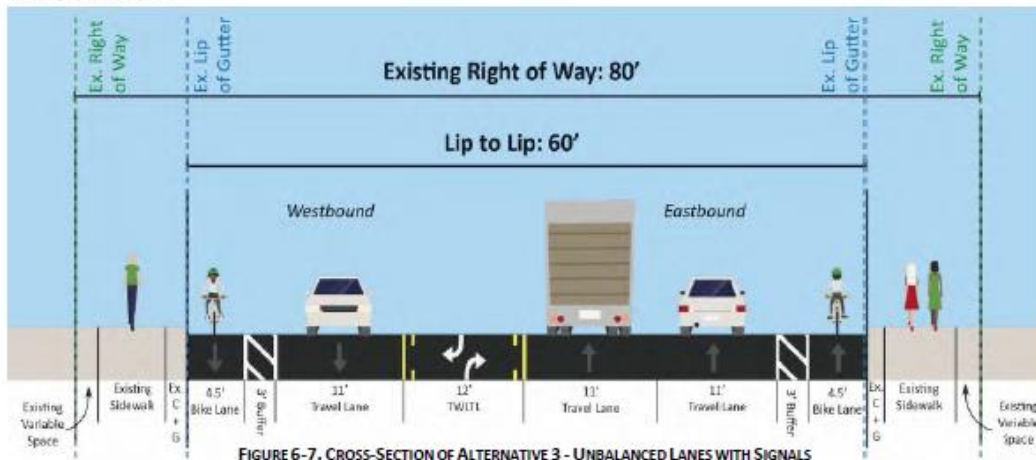


FIGURE 6-7. CROSS-SECTION OF ALTERNATIVE 3 - UNBALANCED LANES WITH SIGNALS

Finding

State Highway Route 162 operates at a F level of service on the Olive Highway section in front of the project location. The hospital shall be required to maintain its current work shift change schedule of 7am so as not to adversely impact State Highway Route 162 which operates at an acceptable level of service at that time.

The thresholds of significance have not been exceeded for the “Transportation/Traffic” category and no significant impacts are expected.

XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlements needed?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

2017 California Environmental Quality Act & CEQA Guidelines page 343-344

Discussion

A substantial adverse effect on Utilities and Service Systems would occur if the implementation of the project would:

- Breach published national, state, or local standards relating to solid waste or litter control;

- Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;
- Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
- Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.

a-g. Based off the conclusion statement of the Sewer Capacity Impact Study report dated May 11, 2017, “The proposed Oroville Expansion Project is reported to contribute 63 EDU of loading to SC- OR’s wastewater collection system and treatment plant. This loading (both flow and organic load) represents a range of 0.9 to 3.3 percent of the available capacity depending on system component. While this is a small loading, it represents approximately 34 percent of the projected growth (at one percent per year) in EDU for the SC OR system, or approximately one third of the projected growth.

The RFC for the developed parcels, collected at the time of issuance of the building permit and determined pursuant to adopted SC- OR policy, will be sufficient to mitigate the Project’s impact on SC- OR’s capacity, without construction of new facilities.

There is an existing 8” Cal Water line in Olive Highway/SR 162 as well as one to the north of the Hospital in Gilmore Lane. The eastern edge of the Hospital property is also the eastern boundary of the Cal Water service area. A Cal Water hydrant test on Gilmore Lane indicates that water pressures are steady in the area and typically around 65 psi. The new medical facility wing will require both a reserve water storage supply and at least 6” domestic water line with booster pumping (to provide pressure to upper floors). To achieve this, the Project is proposing a new meter on Olive Highway/SR 162 nearest to the southwest corner of the new wing. It is anticipated that this service will supply both the new wing and a portion of the existing Hospital.

Separate from the domestic water system there is a private Hospital owned fire loop that connects backflow protected fire extensions on Gilmore Lane and Olive Highway and loops around the Hospital providing private fire hydrants and services to fire sprinklers. The new wing will require the re-routing of this fire loop around the building and the setting of approximately two new fire hydrants to maintain a 300’ +/- hydrant separation on the existing and new areas.

Therefore, proposed project will have no impact on existing wastewater, water supply, or solid waste disposal services, nor does the project require the construction or expansion of such facilities.

Finding

The thresholds of significance have not been exceeded for the “Utilities and Service Systems” category and no significant impacts are expected.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
a) Does the project have the potential to 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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
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 and the effects of probable future projects)?				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

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Discussion

a. There is no substantial evidence that the project will have the potential to significantly degrade the quality of the environment, including effects on animals or plants. Both short-term and long-term environmental effects associated with this project will be less than significant. Any potentially significant impacts can be mitigated through the incorporation of mitigation measures and existing standards and requirements.

b. Cumulative impacts are defined in Section 15355 of the CEQA Guidelines as “two or more individual effects, which when considered together, are considerable or which compound or increase other environmental impacts.”

Based on the analysis in this Initial Study it has been determined that the project will not result in cumulative impacts.

c. Based upon the discussion contained in this document it has been determined that the project will not have any environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly (no impacts identified, or mitigation have been included in the project design to reduce the impact).

4.0 SOURCES

Genesis Society, Archaeological Inventory Survey

State Highway Route 162, Butte County Association of Governments Corridor Plan

Traffic Works Parking Study

Traffic Works Traffic Study

Fehr & Peers, Traffic Impact Study and Parking Study Peer Review

j.c. brennan & associates, Inc. Acoustics Noise Study

North Star Engineering Environmental Site Study

North Star Engineering Biological Resources Evaluation

Holdrege and Kull Geotechnical Recommendations

Office of Statewide Health Planning and Development/Department of Conservation Geological Survey

2017 California Environmental Quality Act & CEQA Guidelines

Cal Water, Will Serve Letter

Sewer Commission Oroville Region Mitigation Agreement

Butte County General Plan 2030. 2010. Butte County General Plan Adopted October 26, 2010.

Butte County. 2000. The Butte County Airport Land Use Compatibility Plan, Shutt Moen, February, 2000.

Butte Regional Transit website, B-Line Route Map.

http://www.blinetransit.com/documents/routes/Chico_Base-2011.pdf

Butte County Air Quality Management District. Draft CEQA Air Quality Handbook. October 23, 2014.

California Air Resources Board. Area Designation Maps/State and National.
www.arb.ca.gov/desig/adm/adm.htm

California Department of Conservation. California Important Farmland Finder.
maps.conservation.ca.gov/ciff/ciff.htm

California Department of Conservation. Fault Activity Map of California.
maps.conservation.ca.gov/cgs/fam/

California Department of Toxic Substances Control. Hazardous Waste and Substances Site List.
www.envirostor.dtsc.ca.gov/public/

California Emissions Estimator Model. CALEEMOD v2013.2.2

**Initial Study/Mitigated Negative
Declaration
for**

**OROHEALTH HOSPITAL
EXPANSION PROJECT**

**CEQA Lead Agency
City of Oroville
Public Works Department
1735 Montgomery Street
Oroville, CA 95965**

September 17, 2018

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1.0 INTRODUCTION

This document is an Initial Study and Mitigated Negative Declaration (MND) for the proposed construction of a commercial five (5) story hospital facility in Oroville California. This MND has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Sections 21000 *et seq.*, and the CEQA Guidelines.

An initial study is conducted by a lead agency to determine if a project may have a significant effect on the environment. In accordance with the CEQA Guidelines, Section 15064, an environmental impact report (EIR) must be prepared if the initial study indicates that the proposed project under review may have a potentially significant impact on the environment.

A negative declaration may be prepared instead, if the lead agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment, and, therefore, why it does not require the preparation of an EIR (CEQA Guidelines Section 15371). According to CEQA Guidelines Section 15070, a negative declaration shall be prepared for a project subject to CEQA when either:

- a) The initial study shows there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment, or
- b) The initial study identified potentially significant effects, but:
 - (1) Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and
 - (2) There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.

If revisions are adopted into the proposed project in accordance with the CEQA Guidelines Section 15070(b), a mitigated negative declaration is prepared.

1.1 LEAD AGENCY

The lead agency is the public agency with primary responsibility over a proposed project.

CEQA Guidelines Section 15051 provides criteria for identifying the lead agency. In accordance with CEQA Guidelines Section 15051(b)(1), “the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose.” Based on these criteria, the City of Oroville, Planning Division serves as lead agency for the proposed project.

1.3 PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this Initial Study is to evaluate the potential environmental impacts of the proposed construction of a new commercial facility proposed by Oroville Hospital located in Oroville, Butte County, California.

This document is divided into the following sections:

- **1.0 Introduction** - Provides an introduction and describes the purpose and organization of this document;
- **2.0 Project Description** - Provides a detailed description of the proposed project;
- **3.0 Environmental Setting, Impacts and Mitigation Measures** - Describes the environmental setting for each of the environmental subject areas, evaluates a range of impacts classified as “no impact,” “less than significant,” “less than significant with mitigation incorporated,” or “potentially significant” in response to the environmental checklist;
- **4.0 Sources** - Identifies references used;

2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

(Figure 2-1.1, 2-1.2 & 2-1.3) The Oroville Hospital Expansion (Project) is located on an approximately 15.8-acre project site, at 2767 Olive Highway/State Route 162 (SR 162) in the City of Oroville, Butte County, California, approximately 2 miles east of State Route 70 (SR 70). The site is bounded by SR 162 to the southwest, Gilmore Lane to the north (which terminates into Oroville Dam Boulevard to the west), and Medical Center Drive to the east and southeast. Refer to Figure 2-1.2 – Vicinity and Location Map.

The existing Oroville Hospital facility and associated uses are located on two parcels: 013-260-068 and 013-260-080, totaling 13.0 acres. The new medical center wing and associated parking facilities will encompass an additional eight parcels: 013-260-063, 013-190-002 through 005, 013-190-027, 013-190-028, and 013-190-055, totaling 2.8 acres. Refer to Figure 2-1.3 – Parcel Numbers.

The site is centered at about 39°30'22.91N latitude and -121°32'30.24"W longitude. The site is located in Section 17, Range 04E, Township 19N, Oroville USGS 7.5' Quad.

Figure 2-1.1
Regional Location Map

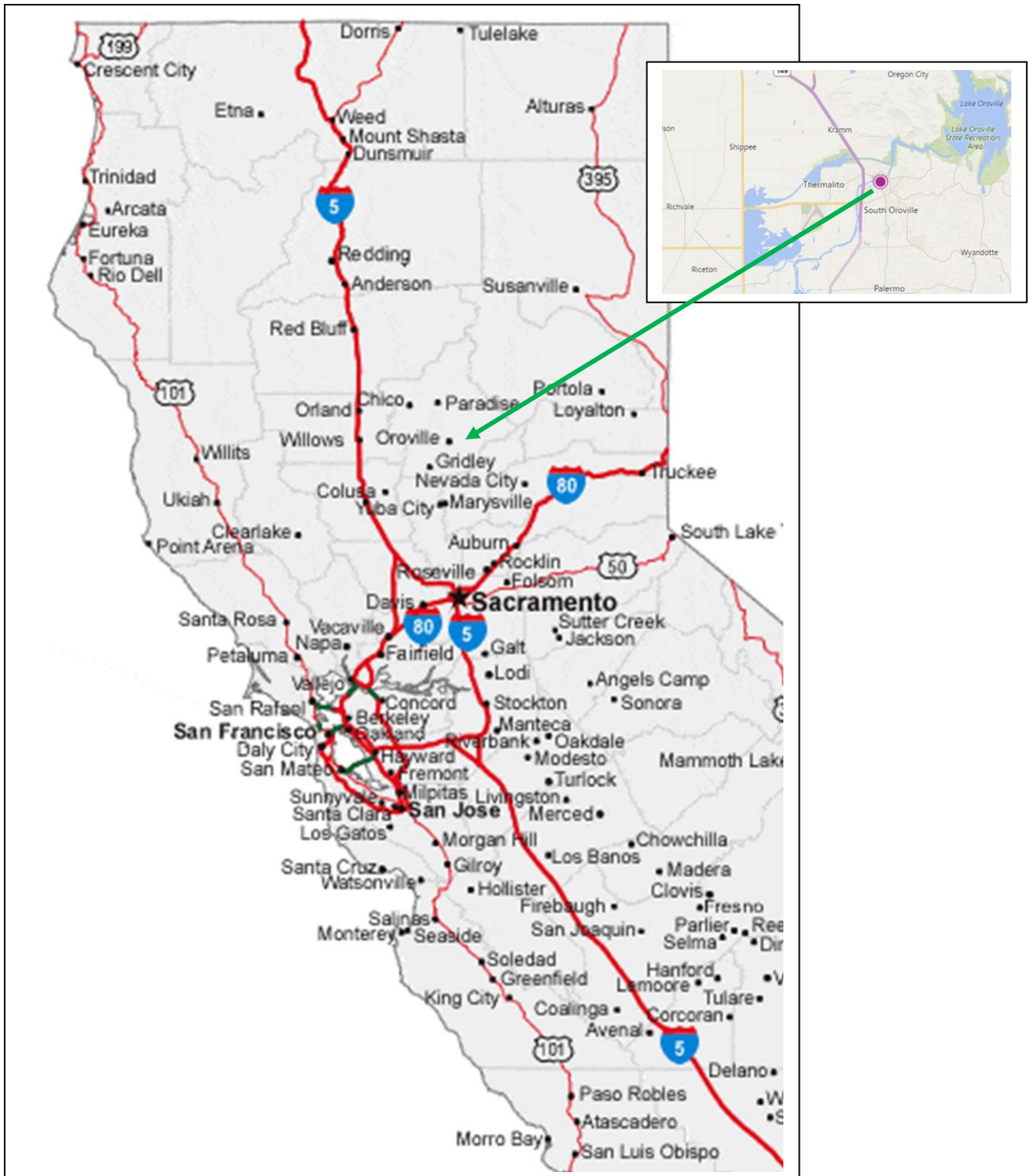


Figure 2-1.2
Project Location Map

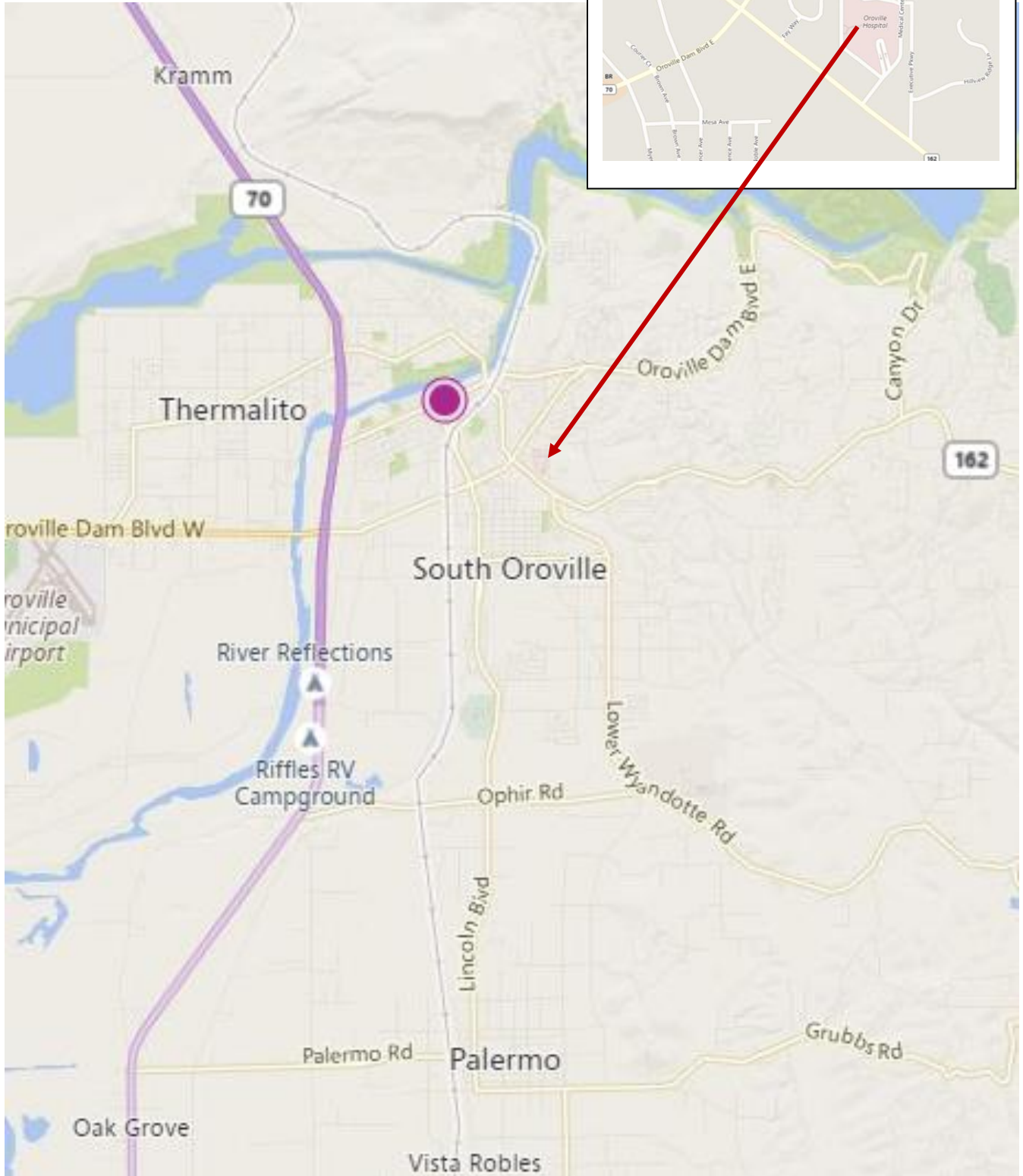
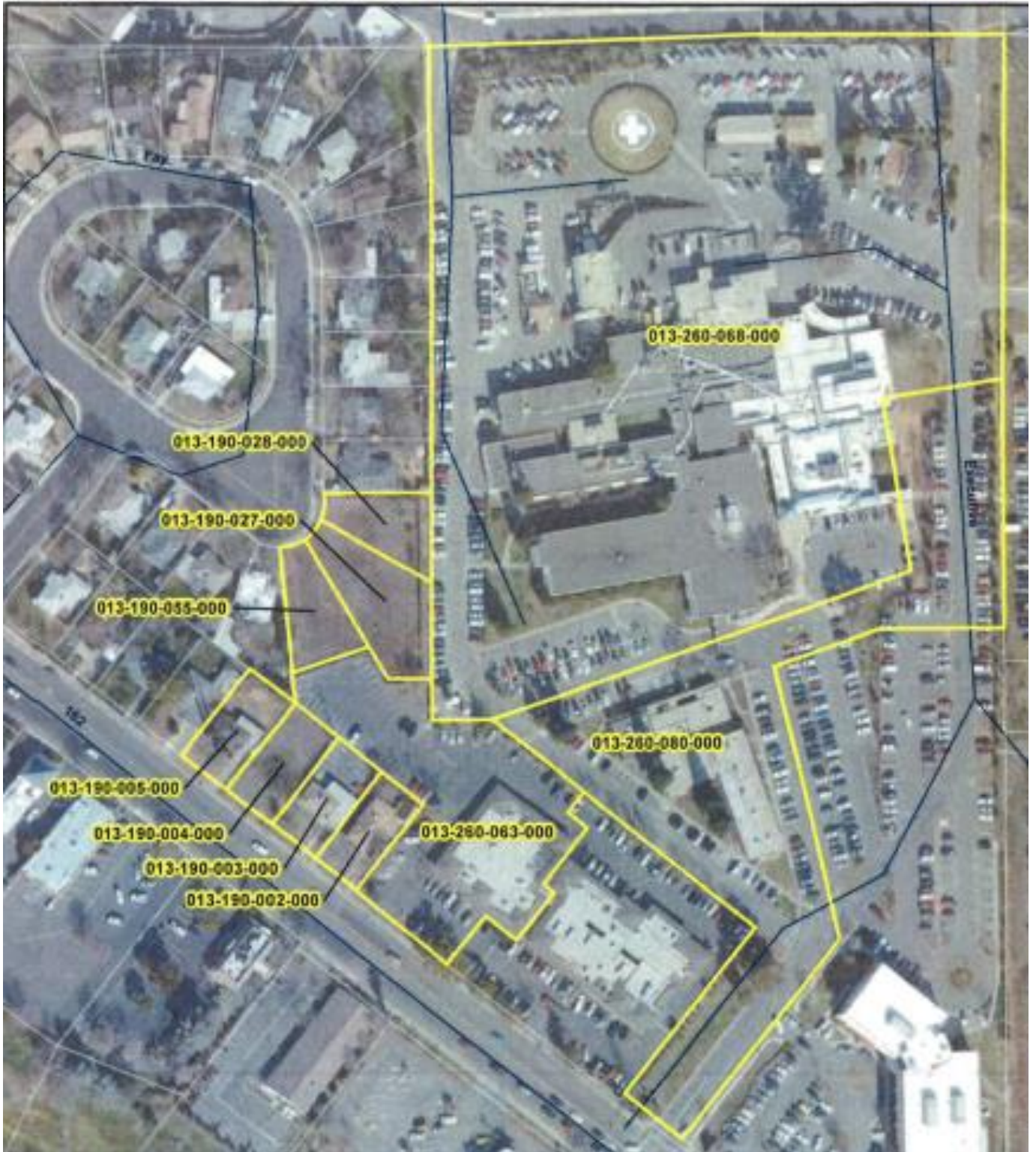


Figure 2-1.3
Project Location Map



2.2 PROJECT DESCRIPTION

The proposed Project is intended to expand and modernize healthcare delivery which will allow Oroville Hospital to provide expanded patient care services to the City of Oroville and surrounding region. As the primary provider of healthcare services in the area, it is essential that services be updated to provide state-of-the-art care to the community.

The objectives of the proposed Project are:

1. Provide state-of-the-art care to the City of Oroville and Butte County in a manner that maximizes the benefits to health care delivery services by linking inpatient, outpatient, and physician office visits in an efficient and cohesive manner. Connect services using the most efficient layout possible on the existing site which will create an operationally efficient and cohesive medical facility.
2. Develop an integrated facility contiguous to the existing Hospital boundary that provides for expansion and growth of services including the addition of approximately 108 single occupancy patient beds.
3. To provide additional employment opportunities for the residents of the City of Oroville.
4. To increase Hospital operational efficiencies and capacity by providing expanded services including an Outpatient Surgery Center, Women’s and Children’s Center, Intensive Care Unit (ICU), and medical/surgical beds.
5. To provide an expanded first class medical facility that is easily accessed by individuals living within the primary service area of Oroville Hospital.
6. To fulfill the community’s expectation of the Hospital to provide necessary patient care capacity to accommodate the expanding healthcare needs of a growing region.
7. To allow for uninterrupted operation of medical services currently provided at Oroville Hospital and maintain continuity of care.
8. To provide additional parking to meet the City of Oroville’s developed standards published in the Oroville Municipal Code Section 17.12.070 Parking.
9. To replace existing utilities to accommodate the expansion.
10. Demolish existing buildings that are not currently used for medical purposes to create a contiguous and integrated medical facility.
11. To rezone contiguous parcels that will be part of the medical facility to PQ-Quasi Public to maintain consistency in zoning classifications

Existing Project Site

General Plan and Zoning Designations

Parcel Number	General Plan Designation	Zoning Classification
013-260-068	Public (PU)	Public/Quasi-Public (PQ)
013-260-080	Public (PU)	Public/Quasi-Public (PQ)
013-260-063	Mixed Use (MU)	Corridor Mixed Use (MXC)

013-190-002 to 005	Mixed Use (MU)	Corridor Mixed Use (MXC)
013-190-055	Mixed Use (MU)	Corridor Mixed Use (MXC)
013-190-027 and 028	Mixed Use (MU)	Corridor Mixed Use (MXC)

General Plan

The 2030 General Plan Land Use designation for the project site parcels are Public (PUB) and Mixed Use (MU). Public (PUB) generally refers to schools, governmental offices, the Oroville Municipal Airport, local cemeteries and other facilities that have a unique public character, such as Oroville Hospital. Mixed use (MU) development allows or encourages different but compatible uses to be located in close proximity to each other. The MU designation allows for both residential and commercial uses. This designation applies to urban areas with major roads, adequate infrastructure and amenities to support higher densities. **Figure 3 – Planning.**

Figure 3 – Planning



Existing Oroville Hospital Facilities

Existing Oroville Hospital Facilities Founded in 1962, Oroville Hospital is a private, non-profit corporation serving the citizens of the Oroville area and Butte County. The project site parcels consist of the Oroville Hospital facility including the main Hospital (APN 013-260-068); an administrative office building immediately to the south (APN 013-260-080); and a medical office building (APN 013-260-063). The Olive Pharmacy and the Crystal Medical Office Building/OroHealth Medical Plaza are located along the southern project area adjacent to SR 162.

Surrounding Land Uses

The 2030 General Plan Land Use designation for land surrounding the project site is Mixed Use (MU). Residential land uses are located west of the project site; Gilmore Acres and the Shadowbrook Health Care facilities are located to the north across Gilmore Lane; office and medical facilities are located along the eastern boundary, east of Executive Parkway; and commercial and retail uses are located to the south across Olive Highway/SR 162.

Overview

The Oroville Hospital Expansion Project will result in the addition of 108 beds through the development of a new 5-story medical center wing. The new facility would be located on the south side of the existing Hospital. The new medical center wing will operate 24/7 providing needed health care to the surrounding community. The new facility will provide an Outpatient Surgery Center, Women's and Infant's Center, ICU and two floors consisting of 70 new Medical/Surgical beds. The building will be an integral part of existing overall health services provided by Oroville Hospital and will operated under the Hospital license. The Project will consist of the following elements:

- A new 5-story medical center wing totaling approximately 158,900 square feet
- Demolition of a portion of the existing administrative office buildings
- Relocation of existing Liquid Oxygen facilities on the western edge of the site
- Demolition and replacement of existing utilities serving the existing Hospital
- Access and parking improvements

Project characteristics

General Plan Amendment/Rezone

Parcel 013-260-063 would change from a Mixed Use (MU) land use designation to Public (PU) and a Corridor Mixed Use (MXC) to Quasi-Public (PQ), **Figure 4 – Parcel for Rezone.**

Parcel Number	Existing General Plan Designation	Proposed General Plan Designation	Zoning Classification	Proposed Zoning Classification
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013-260-063	Mixed Use (MU)	Public (PU)	Corridor Mixed Use (MXC)	Public/Quasi-Public (PQ)
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Figure 4 – Parcel for Rezone



Lot Line Adjustment/Parcel Merger

To accommodate the new medical center wing a lot line adjustment and/or parcel merger would be necessary so that the building does not cross parcel lines. A lot line adjustment and/or parcel merger are considered “ministerial projects” and are exempt from the requirements of California Environmental Quality Act (CEQA Section 15268). Lot line adjustments and parcel mergers do not cause any physical changes to the project site and are not discretionary actions.

Variance

The PQ zone allows for a maximum building height of 50 feet. Given that the height of the new medical center wing is 85 feet above the adjacent grade, the facility will require a variance by the City through a use permit.

Site Plan

The new medical center wing will be located south of the existing Hospital facility. The proposed building is a 5-story rectangular structure, approximately 85-feet in height. The building will serve as the primary entrance to the Hospital.

Site access to the new wing will be provided from Medical Center Drive utilizing the same site access aprons off Olive Highway/SR 162, Gilmore Lane and Executive Parkway. Parking will be added along the southern and western portion of the site.

The new medical center wing will be connected to the existing Hospital on two levels. All utilities for the new facility will be contained within the new building. The west end of the building will contain MEP rooms and an exterior equipment yard for chillers, a cooling tower, generator and fuel tank. Additional mechanical equipment will be located on the roof in a screened enclosure. The Project is designed to minimize excavation and earthwork, it is assumed that no net export of fill from the site will be required.

Building Design

The new medical center wing façade will consist of glass and will use special glazing features to emphasize the main entrance on the south face and as an identifying feature on the west face. The west and north facades will be anchored at the first floor levels by a stone or cementitious base material with glazed walls above. The roof equipment screen will be a metal screen wall assembly.

The entrances are demarcated by cantilevered glass canopy structures designed to reinforce/identify the main entrance and provide weather protection for patients being dropped off or picked up at the facility. A roof garden has been identified for the lower roof of the facility providing a secure ambulation area for mothers directly adjacent to the second floor Women’s and Infant’s Center.

The building will be designed with high performance glazing to minimize energy consumption and to meet Title 24 requirements for Hospital energy usage as well as Cal Green requirements.



View Looking Northwest



View Looking Southeast

The overall building is organized as follows:

First Floor

- New Hospital entrance with two story atrium and public spaces including waiting.
- Secondary east entry
- Connection to existing Hospital
- Inpatient and Outpatient Prep / Recovery
- Outpatient Procedure Center (8 procedure rooms)
- Main mechanical and electrical rooms
- Service utility yard
- Access to gardens between new and existing buildings

Second Floor

- Women's and Infant program including 5 Post-Partum Beds and 9 LDRP Beds
- Connection to existing Hospital
- Roof garden

Third Floor

- 24 ICU Beds (two 12-Bed units)

Fourth and Fifth Floors

- 35 Bed Medical/Surgery unit on each floor

Roof

- Mechanical equipment in screened enclosure

Landscaping

The Project includes several landscaped outdoor spaces, including a large landscaped healing garden between the new and existing wings of the facility, an entry garden feature on the east face of the building, and a large green roof element on the north face of the building. In addition, all parking areas will be landscaped and lighted in accordance with city planning requirements.

Landscaping on the grounds and parking lots would consist of trees, shrubs and groundcover. Plant material would be chosen for its compatibility with macro/microclimatic conditions of the region and site, tolerance of drought conditions, longevity, screening capabilities and overall attractiveness.

Enhanced paving would also be utilized in front of the main entrance and would extend along outdoor walkways.

Internal Circulation

Medical Center Drive will provide primary access to the new wing as well as the central portion of the project site. Future improvements to the existing driveway on Olive Highway/SR 162 would provide vehicular egress from the new medical wing and new parking facilities to Olive Highway/SR 162. Access to the northern portion of the site is provided via Gilmore Lane, which connects to Oroville Dam Boulevard (an east-west connector to State Route 70).

Parking facilities will be developed to support both new and existing functions on the overall Hospital campus. New parking will be provided along the western portion of the project site to replace existing parking being removed for the new medical center wing. Remaining parking facilities will be reconfigured to improve connections between existing and new parking lots. The proposed Project would provide a total of 194 parking spaces.

Lighting

Exterior lighting would be provided within the parking lots on the project site. Proposed lighting would be designed so that the lights are shielded or directed in such a way that there would be no impact on the adjacent land uses or nearby residences. In addition to the exterior lighting fixtures, the project site would include additional low-level lighting for security and identification purposes.

Infrastructure and Utility Improvements

Storm Drainage

The project site is within a storm drainage tributary basin that has seen flooding in low lying areas adjacent to open channel flow and the City of Oroville storm drainage detention basins. As a result of this flooding and the new state required Low Impact Design (LID) requirements for storm water include both quantity and quality improvements on-site. The southern half of the Hospital drains to two storm drainage lines crossing Olive Highway/SR 162 that are connected to the Hospital's storm drainage system, consisting of 24" and 30" lines. The existing capacities of these offsite pipes are adequate for their existing basins. A majority of the new medical center wing's storm water will be directed to the 24" western pipe crossing.

Prior to leaving the site, storm water will be treated and detained. The concept design has located five areas where bio-cells would be constructed to accept surface runoff. The bio-cells will detain storm water allowing them to filter through prepared media (sand and compost blend) removing constituents while giving plants and native soils opportunity to absorb runoff. Remaining runoff will be collected by underdrains and discharged to the existing Olive Highway storm water crossings.

Sanitary Sewer

Sewer mains exist in the area of the Project including a looped 6" main to the west of the new wing that serves portions of the existing Hospital and the upper building that is being removed to accommodate the proposed Project as well as many of the residential houses to the west.

The proposed Project would result in a new connection to the existing 15" sewer line in Olive Highway. The new line would be 8" and equipped with an emergency sewer overflow storage tank (as required by OSHPD) per plumbing plans. Connection to the Olive Highway/SR 162 sewer line will require a CalTrans encroachment permit.

Water: California Water Service Company

There is an existing 8" Cal Water line in Olive Highway/SR 162 as well as one to the north of the Hospital in Gilmore Lane. The eastern edge of the Hospital property is also the eastern boundary of the Cal Water service area. A Cal Water hydrant test on Gilmore Lane indicates that water pressures are steady in the area and typically around 65 psi. The new medical facility wing will require both a reserve water storage supply and at least 6" domestic water line with booster pumping (to provide pressure to upper floors). To achieve this, the Project is proposing a new meter on Olive Highway/SR 162 nearest to the southwest corner of the new wing. It is anticipated that this service will supply both the new wing and a portion of the existing Hospital.

Separate from the domestic water system there is a private Hospital owned fire loop that connects backflow protected fire extensions on Gilmore Lane and Olive Highway and loops around the Hospital providing private fire hydrants and services to fire sprinklers. The new wing will require the re-routing of this fire loop around the building and the setting of two new fire hydrants making 5 fire hydrants total to maintain a 450' maximum hydrant separation on the existing and new areas.

Gas Service

There is an existing 2" gas main along the north side of Olive Highway/SR 162 with a 2" branch line running north adjacent to existing overhead pole just to the west of the proposed medical center wing. This north running gas main serves a portion of the Hospital as well as the buildings being removed directly under the new wing footprint. Gas service to the new wing will be provided from the existing 2" main onsite.

Electrical Service

Existing overhead electrical lines run north and south on the western edge of the property. Existing drop poles route the main power to the front (south side) of the existing Hospital. These underground lines will be relocated to accommodate the new medical center wing and as designed by PG&E.

Project phases

The Project is a single-phase project with preparatory efforts preceding the new medical center wing development as follows:

Make-ready projects:

- Existing office building demolition, Hospital canopy demolition and pad preparation
- Relocation of existing utilities including electricity, phone, water, sewer and storm drainage
- Relocation of existing liquid oxygen facility
- Installation of new driveways as required to maintain fire access
- Construct new medical center wing
- Reconfigure parking and access improvements

Required permits and approvals

The Oroville Hospital Expansion Project will need to acquire the following approvals to proceed with the Project:

- General Plan Amendment/Rezone
- Use Permit
- Variance
- Lot Line Adjustment and/or Parcel Merger
- Demolition Permit
- Art Installation

In addition to the above, other permits or approvals that will likely be required for the proposed Project include:

- Office of Statewide Health Planning and Development (OSHPD). OSHPD is the State agency which acts as the governing entity for the design review and construction of all hospital projects by specialty experts in the field of hospital sanitation, gases, construction, health and wellness, and occupant safety in the construction and build process.
- National Pollutant Discharge Elimination System (NPDES) Construction General Permits for grading activities of 1-acre or larger. The NPDES permit program addresses water pollution by regulating point sources that discharge pollutants to waters of the United States.
- California Department of Transportation (Caltrans) Encroachment Permit. Caltrans is the State agency that oversees the traffic safety and impacts on State Highways for present and future traffic and pedestrian flow.

2.3 PROJECT CONSTRUCTION

The project would be constructed in accordance with the State of California Department Office of Statewide Health and Planning Development Plans and Standard Specifications, the most current version of the California Title 24 Building, Fire, Plumbing, Mechanical, Electrical, Energy and Green Building code, the City of Oroville Municipal Code and the Approved Project Plans.

Construction would include excavation, loading, truck transport and grading, using both heavy duty and light-duty construction equipment. Specific equipment to be utilized may include, but is not limited to, track-mounted excavators, dump trucks, backhoes, graders, compactors and dozers. Estimated construction time is two-three years.

The project is required to provide mitigation of project effects:

- Construction water quality control measures (including BMPs);
- Provision of fugitive dust plan mitigation plan;
- Protection measures for discovered paleontological and cultural resources during construction activities;
- Temporary fencing will be installed around some of the staging areas in order to avoid disturbance of adjoining areas and/or contain construction equipment after-hours;

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

Environmental Checklist Initial Study

1. Project title: Oro-health Oroville Hospital Expansion
2. Lead agency name and address: City of Oroville, Planning Department, 1735 Montgomery Street, Oroville, CA 95965
3. Contact person and phone number: Gary Layman, 530-538-2428
4. Project location: 2767 Olive Hwy (State Hwy 162); APN 013-260-063-000, Oroville, CA 95966,
5. Project sponsor's name and address: Robert Wentz, Oroville Hospital, 2767 Olive Hwy (State Hwy 162), Oroville, CA 95965
6. General Plan designation: Public (PU) and Mixed Use (MU)
7. Zoning: Public/Quasi-Public (PQ) and Corridor Mixed Use (MXC)
8. Construct new hospital facility (approx. 158,900 sqft.):
 - Adding a new hospital facility (approx. 158,900 sqft.) with 108 beds

- Removing 29,570 square feet of existing Clinic buildings
- Removing five existing single family residential units
- Removing 30 beds from existing hospital facility

15.8-acre project site in the City of Oroville, Butte County. Entitlements for the planned plant expansion project will be subject to the City’s review process, which will include the applicable environmental review, and will include any applicable City land development regulations. For example, the hospital expansion will involve a grading permit. Since the project is over one acre in size, the grading operation will be subject to the City’s grading ordinance and a State of California Storm Water Pollution Prevention Plan.

9. Surrounding land uses and setting. The project is located in and around a rural residential housing and undeveloped land to the South.

10. Other agencies whose approval is required: U.S. Department of Transportation, California Regional Water Quality Control Board and the State of California Department Office of Statewide Health and Planning Development.

Environmental Setting: The project is a largely unimproved, disturbed, vacant property approximately 15.8 acres in size located on Olive Hwy. The property is bordered by residential development to the north and west, fast food and commercial offices to the south, and the Oroville Hospital Post Acute Center and Prestige Assisted Living to the East. Much of the surrounding area is developed. The property on the south/east side of Executive Pkwy is unimproved.

Site topography is generally flat with an elevation of approximately 180 feet above sea level. A majority of the site is covered with buildings, asphalt, concrete and landscaped areas.

Public Agency Approvals:

1. General Plan Amendment and Re-zone (City of Oroville)
2. Prior to development, Architectural Review (City of Oroville)
3. Grading Permit (City of Oroville)
4. Building Permit (City of Oroville/Office of Statewide Health Planning and Development)

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.

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

Source 2017 California Environmental Quality Act & CEQA Guidelines page 331

DETERMINATION

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 applicant. 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” 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. A **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 pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

Gary D Layman

Printed Name

September 17, 2018
Date

Community Development Department

For: City of Oroville, California

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.
- 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.

ENVIRONMENTAL CHECKLIST

The following Checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. Included in each discussion are project-specific mitigation measures recommended as appropriate as part of the proposed project.

For this checklist, the following designations are used:

- 1) Potentially Significant Impact: An impact that could be significant, and for which mitigation has not been identified. If any potentially significant impacts are identified, an EIR must be prepared.
- 2) Potentially Significant Unless Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than-significant level.
- 3) Less-Than-Significant Impact: Any impact that would not be considered significant under CEQA relative to existing standards.
- 4) No Impact: The project would not have any impact.

I. AESTHETICS. Would the project:

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigations Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but no limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare which would adversely affect day or night views in the area?			X	

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Discussion

a-d. The City of Oroville is located in Butte County at the intersection of State Highway 70 and State Highway 162 in the Sacramento Valley. The core of Oroville consists of residential, commercial, and industrial uses. The area surrounding the City primarily consists of agriculture and undeveloped land. State Highway 70 and State Highway 162 which run through the City, has not been identified as a State scenic highway.

The expansion is to replace existing out dated buildings and to provide additional beds to accommodate the current demand.

Development of the project will include lighting sources not currently present at portions of the site. Lighting sources will include lighting in the parking area surrounding the medical office building, exterior lighting on the building façade, and lighting sources inside the building. All exterior lighting is required to adhere to the City of Oroville Municipal Code (COC) standards regarding full cut off designs and downward orientation to reduce glare. The compliance with all applicable COC requirements and standards will be verified by City of Oroville Planning and Engineering staff. Therefore, impacts regarding light or glare that could affect day or nighttime views would be considered Less Than Significant.

Finding

No impacts are expected.

II. AGRICULTURAL AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California 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:

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
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))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?				X

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Discussion

a-e). There is no existing agricultural use, zoning, active Williamson Act Contract or forest land in the project vicinity and no existing agricultural land will be converted to non-agricultural use as a result of the proposed project. No forest land will be converted to non-forest use. The project site is within the property boundaries for the Oroville Commercial-Residential areas and is not zoned for agricultural operations or forest land.

Finding

The discussions above is the finding of no impacts.

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

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

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Discussion

III. a–c. The project will neither conflict with nor obstruct implementation of the applicable air quality plan for the Northern Sacramento Valley, nor will the project violate any air quality standard or contribute substantially to an existing or projected air quality violation. The project will not 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.

According to Butte County Air Quality Management District (BCAQMD) CEQA Air Quality Handbook, October 23, 2014, Butte County is designated as a federal non-attainment area for 8-hour ozone and 24-hour PM2.5 and a state non-attainment area for 1 and 8-hour ozone, 24-hour PM10, and annual PM2.5 (**Table C.1**).

Table C.1: Butte County Ambient Air Quality Attainment Status

BUTTE COUNTY AMBIENT AIR QUALITY ATTAINMENT STATUS (2015)		
<i>POLLUTANT</i>	<i>STATE</i>	<i>FEDERAL</i>
1-hour Ozone	Nonattainment	--

8-hour Ozone	Nonattainment	Nonattainment
Carbon Monoxide	Attainment	Attainment
Nitrogen Dioxide	Attainment	Attainment
Sulfur Dioxide	Attainment	Attainment
24-Hour PM10**	Nonattainment	Attainment
24-Hour PM2.5**	No Standard	Nonattainment
Annual PM10**	Attainment	No Standard
Annual PM2.5**	Nonattainment	Attainment
**PM10: Respirable particulate matter less than 10 microns in size. PM2.5: Fine particulate matter less than 2.5 microns in size.		

Potential air quality impacts related to the proposed project are separated into two categories:

- 1) Temporary impacts resulting from construction-related activities (earth moving and heavy-duty vehicle emissions), and
- 2) Long-term indirect source emission impacts related to the build-out of the project, such a motor vehicle usage, water and space heating, including the use wood burning fire places, landscape maintenance equipment, etc.

Temporary construction related and long-term emissions were modeled using the most recent version of the California Emissions Estimator Model (CalEEMod) Version 2016.3.1. (CAPCOA 2016). CalEEMod contains region specific default assumptions for construction and operational activities.

Temporary (Construction-related) Impacts

Construction-related activities such as grading and operation of construction vehicles would create a temporary increase in fugitive dust within the immediate vicinity of the project site and contribute temporarily to slight increases in heavy-duty vehicle emissions (ozone precursor emissions, such as reactive organic gases (ROG) and nitrogen oxides (NOx), and fine particulate matter ten microns or less. The emissions of ROG, NOx, and fine particulate matter all fall under the BCAQMD threshold levels of significance (**Table C-2**). Due to the short duration of construction operations, and implementation of standard dust-control measures, the temporary increase in heavy-duty vehicle emissions would be considered **Less Than Significant**.

Table C-2: Modeled Temporary Emissions (Mitigated) for the Proposed Project

	ROG	NOx	PM10 or less
BCAQMD Threshold	4.5 tons/year	4.5 tons/year	80 lbs/day
CalEEMod Project Output	1.33 tons/year	1.57 tons/year	12.49 lbs/day

With regard to fugitive dust, the majority of the particulate generated as a result of grading operations is anticipated to quickly settle. Implementing BMPs for dust control will ensure dust related impacts remain **Less Than Significant**. These BMPs include but are not limited to the following:

- Watering de-stabilized surfaces and stock piles to minimize windborne dust.
- Ceasing operations when high winds are present.
- Covering or watering loose material during transport.
- Minimizing the amount of disturbed area during construction.
- Seeding and watering any portions of the site that will remain inactive longer than a period of 3 months or longer.
- Paving, periodically watering, or chemically stabilizing on-site construction roads.
- Minimizing exhaust emissions by maintaining equipment in good repair and tuning engines according to manufacturer specifications.
- Minimizing engine idle time, particularly during smog season (May-October).

Long-Term (Indirect Source) Impacts

The District’s CEQA Air Quality Handbook provides screening criteria for when a quantified air emissions analysis is required to assess and mitigate potential air quality impacts from non-exempt CEQA projects (Table C-3). Projects that fall below screening thresholds need only to implement best practices to ensure that operational air quality impacts remain less than significant. The screening criteria are as follows:

Table C-3: BCAQMD Screen Criteria

<i>LAND USE TYPE</i>	<i>Model Emissions for Project Greater Than:</i>
Single Family Unit Residential	30 units
Multi-Family Residential	75 units
Commercial	15,000 square feet
Retail	11,000 square feet
Industrial	59,000 square feet

As noted above, the proposed medical office building of approximately 120,000 square feet exceeds the screening criteria. The proposed project’s operational emissions were modeled using CalEEMod and are presented in **Table C-4**.

Table C-4: Modeled Long-term Emissions (Unmitigated) for the Proposed Project with Associated BCAQMD Significance Thresholds.

	ROG	NOx	PM10 or less
BCAQMD Threshold	25 lbs/day	25 lbs/day	80 lbs/day
CalEEMod Project Output	18.43 lbs/day	13.75 lbs/day	24.21 lbs/day

Under the “unmitigated” condition the proposed project would not exceed the BCAQMD significance threshold for ROG, NOx, or PM10 or less. Additionally, the project incorporates a number of design features that would further reduce operational air quality impacts including, photovoltaic solar arrays in the parking lot north of the building, electric car charging stations to the north and east of the building, reserved clean air/van pool/electric vehicle parking, and covered and uncovered bicycle racks.

III.4.-5. Apart from the potential for temporary odors associated with construction activities (i.e., paving operations), the proposed project will neither expose sensitive receptors to substantial pollutant concentrations, nor create significant objectionable odors. These potential impacts are short-term in nature and could be considered **Less Than Significant**.

Findings: The discussions above is the finding of less than significant impacts.

IV. BIOLOGICAL RESOURCES. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) Through direct removal, filling, hydrological interruption, or other means?				X
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?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan?				X

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Discussion

Based off the Biological Resources Evaluation from North Star Engineering, the site is heavily developed, including buildings and parking facilities. The project site is nearly completely devoid of natural habitats. Vegetation is provided in landscaped areas around the project site.

IV.b-e. There is no riparian habitat present within the project site. Additionally, there are no Sensitive Natural Communities (SNCs) present within the proposed project site. Therefore, there will be **No Impact** to riparian habitat and SNCs.

The proposed project site does not contain waters that might be considered jurisdictional by the United States Army Corps of Engineers (USACE). Therefore, the project will have **No Impact** to protected wetlands or any other Waters of the United States (WOUS).

The proposed project will not substantially interfere with the movement of any resident or migratory fish or wildlife species, nor will it substantially interfere with a migratory wildlife corridor or impede the use of a native wildlife nursery site, or result in fragmentation of existing wildlife habitat. There will be **No Impact** to these resources.

IV.f. The proposed project will not conflict with any local ordinances protecting biological resources. The development of the project will comply with the City of Oroville Tree Preservation Regulations (CMC 16.66 and 19.68.00) which provide city discretion over any proposed tree removal and specifies replacement requirements for any trees that are approved for removal. Adherence to the guidelines specified in the City of Oroville Tree Preservation Regulations will ensure potential impacts resulting from the loss of trees during project activities will be **Less Than Significant**.

MITIGATION:

The following mitigation measure is required to reduce impacts to a less than significant level.

a-f) There are listed species or sensitive habitats within the project area.

Mitigation Measure Biological Resources 1:

Because the project will result in a potential roosting of bats, the following mitigation measure will be implemented to reduce the impact to less than significant per the recommendations of North Star Engineering reports and study.

Within 14 days prior to commencement of vegetation or structure removal activities, a pre-construction bat survey shall be conducted by a qualified biologist for the presence of any roosting bats on-site during the appropriate time of day to maximize detectability. Survey methodology may include visual surveys of bats (e.g. observations of bats during foraging period), inspection of suitable habitat or signs of bat presence (e.g. guano). The type of survey will depend on the condition of the potential roosting habitat. If no bat roosts are found, then no further study is required.

Any vegetation or structures that have been identified as potential roosting sites must be removed between October 1 and February 28. When trees or structures must be removed during the maternity roosting season (March 1 to September 30), a qualified biologist shall conduct a pre-construction survey to identify those trees or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats. Trees or structures identified as potentially supporting an active nursery roost shall be inspected by a qualified biologist no greater than 7 days prior to disturbance to determine presence or absence of roosting bats. Trees determined to support active maternity roosts will be left in place until the maternity season (September 30) or until the qualified biologist determines the bats are no longer present. If bat species are detected roosting in structures, excluding any bats from roosts will be accomplished by a qualified biologist prior to the removal of the structure. The timing and other methods of exclusionary activities will be developed by the qualified biologist in order to reduce the stress on the bats to the amount feasible while taking into account project schedule. Exclusionary devices such as plastic sheeting, plastic or wire mesh can be used to allow for bats to exit but not reenter any occupied roosts. Expanding foam and plywood sheets can be used to prevent bats from entering unoccupied roosts.

V. CULTURAL RESOURCES. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

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Discussion

a-d). There is no existing cultural or archaeological evidential issues based off the **ARCHAEOLOGICAL INVENTORY SURVEY** provided by **Sean Michael Jensen, M.A.** and **Asher Levin, B.A.**

“A search of State data bases, including all records and documents available at the Northeast Information Center, and intensive pedestrian survey, have resulted in identifying one historic-era site (Oroville Hospital) within the project area. This site is recommended not significant under any of the relevant evaluative criteria. No treatment or mitigative action is recommended for this site.

Consultation was undertaken with the Native American Heritage Commission (NAHC) re. sacred land listings for the property. An information request letter was delivered to the NAHC on November 10, 2016. The NAHC responded on November 15, 2016, indicating that a search of their files “failed to indicate the presence of Native American cultural resources in the immediate project area.”

Finding

No impacts

A note shall be placed on all grading and construction plans which informs the construction contractor that if any bones, pottery fragments or other potential cultural resources are encountered during construction, all work shall cease within the area of the find pending an examination of the site and materials by a professional archaeologist. If during ground disturbing

activities, any bones, pottery fragments or other potential cultural resources are encountered, the developer or their supervising contractor shall cease all work within the area of the find and notify Planning staff at 530-538-2428. A professional archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and who is familiar with the archaeological record of Butte County, shall be retained by the applicant to evaluate the significance of the find. Further, Planning staff shall notify all local tribes on the consultation list maintained by the State of California Native American Heritage Commission (NAHC), to provide local tribes the opportunity to monitor evaluation of the site. Site work shall not resume until the archaeologist conducts sufficient research, testing and analysis of the archaeological evidence to make a determination that the resource is either not cultural in origin or not potentially significant. If a potentially significant resource is encountered, the archaeologist shall prepare a mitigation plan for review and approval by the Community Development Director, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the Community Development Director to be appropriate shall be implemented pursuant to the terms of the archaeologist's report. The preceding requirement shall be incorporated into construction contracts and plans to ensure contractor knowledge and responsibility for proper implementation.

If human remains are discovered, all work must immediately cease, and the local coroner shall be contacted. Procedures for the discovery of human remains will be followed in accordance with provisions of the Public Health and Safety Code, Sections 7052 and 7050.5 and the State Public Resources Code Sections 5097.9 to 5097.99. If remains are determined to be prehistoric, the coroner shall contact the NAHC, which will determine and notify a most likely descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery, and must complete the inspection within 24-hours of notification by the NAHC. The MLD will have the opportunity to make recommendations to the NAHC on the disposition of the remains.

Note shall be provided;

Letter was provided from Gayle Totton Associate Governmental Project Analyst with the Native American Heritage Commission indicating that SEC. 7. Section 21082.3 Public Resources Code was not addresses. Statement was accurate, Gary D. Layman with the City of Oroville contacted Gayle Totton on Tuesday, November 13, 2018 at 8.12 am and discussed and it was indicated that I would address the Sections in the report prior to filing with the county. The comments were late per the Clearinghouse, however, the City is addressing per our agreement.

SEC. 7. Section 21082.3 Public Resources Code:

21082.3.

(d) In addition to other provisions of this division, the lead agency may certify an environmental impact report or adopt a mitigated negative declaration for a project with a significant impact on an identified tribal cultural resource only if one of the following occurs:

(1) The consultation process between the California Native American tribe and the lead agency has occurred as provided in Sections 21080.3.1 and 21080.3.2 and concluded pursuant to subdivision (b) of Section 21080.3.2.

(2) The California Native American tribe has requested consultation pursuant to Section 21080.3.1 and has failed to provide comments to the lead agency, or otherwise failed to engage, in the consultation process.

(3) The lead agency has complied with subdivision (d) of Section 21080.3.1 and the California Native American tribe has failed to request consultation within 30 days.

5097.98 – Notification of discovery of Native American human remains, descendants; disposition of human remains and associated grave goods

(a) Whenever the commission receives notification of a discovery of Native American human remains from a county coroner pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, it shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American remains and may recommend to the owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

VI. GEOLOGY AND SOILS. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				X
I) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
II) Strong seismic ground shaking?				X
III) Seismic-related ground failure, including liquefaction?				X
IV) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
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?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
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?				X

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Discussion

a. The City of Oroville is located in one of the least active seismic regions in California and contains no active faults. Currently, there are no designated Alquist-Priolo Special Studies Zones within the Planning Area, nor are there any known or inferred active faults. With the absence of active faults within the project site, the possibility of ground rupture, strong seismic shaking, seismic liquefaction, and landslides are extremely low. Under existing regulations, all future structures will incorporate California Building Code standards into the design and construction that are designed to minimize potential impacts associated with ground-shaking during an earthquake. The potential for impacts relating to seismic activity is considered Less Than Significant.

b. The proposed project would be subject to the City of Oroville grading ordinance, which requires the implementation BMPs regarding erosion control and sediment transport. Additionally, the Regional Water Quality Control Board (RWQCB) requires a project specific Stormwater Pollution Prevention Plan (SWPPP) for any project that disturbs an area one acre or larger. Each project specific SWPPP will include BMPs that are designed to control erosion and drainage. The City and the BCAQMD require implementation of all applicable fugitive dust control measures, which further reduces the potential for erosion. Development of the site will also be required to meet all requirements of the California Building Code which will address potential issues of ground shaking, soil swell/shrink, and the potential for liquefaction. As a result, potential future impacts relating to geology and soils are considered to be Less Than Significant.

e. No septic tanks or alternative waste water disposal systems are proposed for the subject property. All new structures will be connected to the City sewer system. Since development of the project site would require connection to the City's sewer system, the project will result in No Impact relative to policies governing sewer service control.;

Initial Study: Geotechnical report from North Star Engineering and Holdrege & Kuhl May 31, 2016

- Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
- Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous

conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.

a-e) Based on published sources, the proposed project will not impact, or be impacted, by geologic resources or processes.

Finding

The thresholds of significance have not been exceeded for the “Geology and Soils” category and no impacts are expected.

VII. GREENHOUSE GAS EMISSIONS. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

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Discussion

In 2015, the Oroville City Council adopted a Climate Action Plan (CAP) which sets forth objectives and actions that will be undertaken to meet the City’s GHG emission reduction target of 25 percent below 2005 levels by the year 2020. This target is consistent with the State Global Warming Solutions Act of 2006 (AB 32, Health & Safety Code, Section 38501[a]).

Development and implementation of the CAP are directed by a number of goals, policies and actions in the City’s General Plan. Growth and development assumptions used for the CAP are consistent with the level of development anticipated in the General Plan Environmental Impact Report (EIR). The actions in the CAP, in most cases, mirror adopted General Plan policies calling for energy efficiency, water conservation, waste minimization and diversion, reduction of vehicle miles traveled, and preservation of open space and sensitive habitat.

Oroville’s CAP, in conjunction with General Plan policies, meet State criteria for tiering and streamlining the analysis of GHG emissions in subsequent CEQA project evaluation. Therefore, to the extent that a development project is consistent with CAP requirements, potential impacts with regard to GHG emissions for that project are considered to be less than significant. Requirements include but are not limited to Compliance with the City’s Tree Ordinance, Compliance with the California Title 24 Building Energy Efficiency Standards, Option to incorporate solar arrays in parking areas in lieu of tree shading requirements, and consistency with the City’s design guideline manual.

As part of the City’s land use entitlement and building plan check review processes, development projects in the City are required to include and implement applicable measures identified in the City’s CAP. The GP EIR assumed full build-out of the Land Use Diagram over a 20-year horizon. The proposed project would result in a GPA and rezone of the site from RMU to OMU and a rezone from RMU to OR. This minor shift of the land use designation and zoning would not result in a substantial difference in the types of allowed uses within each zoning classification. The change in composition is negligible and would not substantially affect the

comprehensive analysis for city-wide GHG emissions anticipated by the CAP and GP EIR. Thus, the proposed changes in land use classifications are considered to be Less Than Significant.

Finding

The thresholds of significance have not been exceeded for the “Greenhouse Gas Emissions” category and no significant impacts are expected.

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
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?			X	
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 for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

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Discussion

a-b) The types and amounts of hazardous materials that would be used for development and operation of the proposed project would be typical for construction activities and those used for medical uses. Construction activities would require limited, short term handling of hazardous materials, such as fueling and servicing equipment on site with fuels, lubricating fluids, and solvents. Biohazardous and radioactive wastes may be generated from the on-site operations of the medical office building. The proposed project is located approximately 1.20 miles from Oroville High School (north of project site), however any handling, transportation, use, or disposal of hazardous materials would comply with all federal, state, and local regulations. Impacts relating to handling and transporting of hazardous materials would be considered Less Than Significant.

Demolition of existing buildings will require proper building permits and Hazardous Materials inspection by professional services and disposed of as required by State and Federal laws.

c-d) Several aboveground oxygen storage tanks are located on the existing site but are being relocated to a new location on the site with larger tanks. The relocation will not provide any substantial adverse effect due to Hazards or Hazardous Materials, however, due to the larger tanks the frequency of large oxygen trucks transporting the oxygen will be decreased due to ability to store more oxygen on-site.

e-f) The proposed project site is not identified as a hazardous site at the local, state or federal levels, including hazardous waste sites listed pursuant to Governmental Code Section 65962.5. The project is not located near a public or private airstrip, nor will it result in a safety hazard for people working or residing in the area. The proposed project will not impair implementation or interfere with an adopted emergency response or evacuation plan, On-site circulation patterns, designs, and improvements will be subject to Fire Marshall approval to ensure adequate access for emergency response. The project will not expose people or structures to a significant risk of loss, injury, or death involving wildland fires as there are no wildlands located in the vicinity of the project area. Therefore, there will be No Impact..

Finding

The thresholds of significance have not been exceeded for the “Hazards and Hazardous Materials” category and less than significant impacts are expected.

IX. HYDROLOGY AND WATER QUALITY. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding As a result of the failure of a levee or dam?				X

j) Inundation by seiche, tsunami, or mudflow?				X
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Discussion

a-e) The proposed project does not significantly alter drainage patterns or impact groundwater resources, and any grading must comply with the regulations contained within the Grading Ordinance of City of Oroville, diminishing impacts to water quality. The project site is not within a 100-year Flood Zone. On-site storm water storage systems will be required to contain the storm water runoff and eliminate site storm water runoff from affecting off-site areas.

f-j) The proposed project does not significantly alter drainage patterns or impact groundwater resources, and any grading must comply with the regulations contained within the Grading Ordinance of City of Oroville, diminishing impacts to water quality. The project site is not within a 100-year Flood Zone.

Storm Drainage The project site is within a storm drainage tributary basin that has seen flooding in low lying areas adjacent to open channel flow and the City of Oroville storm drainage detention basins. As a result of this flooding and the new state required Low Impact Design (LID) requirements for storm water include both quantity and quality improvements on-site. The southern half of the Hospital drains to two storm drainage lines crossing Olive Highway/SR 162 that are connected to the Hospital’s storm drainage system, consisting of 24” and 30” lines. The existing capacities of these offsite pipes are adequate for their existing basins. A majority of the new medical center wing’s storm water will be directed to the 24” western pipe crossing.

Prior to leaving the site, storm water will be treated and detained. The concept design has located five areas where bio-cells would be constructed to accept surface runoff. The bio-cells will detain storm water allowing them to filter through prepared media (sand and compost blend) removing constituents while giving plants and native soils opportunity to absorb runoff. Remaining runoff will be collected by underdrains and discharged to the existing Olive Highway storm water crossings.

Finding

The thresholds of significance have not been exceeded for the “Hydrology and Water Quality” category and no impacts are expected.

X. LAND USE AND PLANNING. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
a) Physically divide an established community?			X	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

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Discussion

a-c) The proposed project is within the existing hospital campus and the surrounding uses are mostly medical office buildings, senior assisted living, and pharmacy businesses and will require removal of half of an existing office building; the project will go through a conditional use permit process, so it does not conflict with any land use plans and is not within a designated habitat conservation plan boundary. This is not a big change in the existing uses or zoning because this is an extension of an existing medical facility with the same type services. There would be no impact.

Finding

The thresholds of significance have not been exceeded for the “Land Use Planning” category and no impacts are expected.

XI. MINERAL RESOURCES. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
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?				X
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?				X

Discussion

a-b. There are no known mineral resources of local, regional, or national importance located within the proposed project site. The project would not result in the loss of availability of a known mineral resource that would be of value to the region or residents or a locally important mineral resource recovery site on any applicable plan. The project will result in No Impact to mineral resources.

Finding

No impacts are expected.

XII. NOISE. Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
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 expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

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Discussion

A substantial adverse effect due to noise would occur if the implementation of the project would:

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60 dBA CNEL;

- Result in long-term operational noise that creates noise exposures in excess of 60 dBA CNEL at the adjoining property line of a noise sensitive land use and the background noise level is increased by 3 dBA, or more; or
- Results in noise levels inconsistent with the performance standards contained in the City of Oroville General Plan 2030.

a.-d). Construction activity associated with the implementation of the proposed action would include the operation of heavy equipment used for excavation, grading and hauling. Construction equipment typically generates noise levels of 80-90 dBA at a distance of 50 feet while operating (U.S. Environmental Protection Agency, 1971), and equipment operations can vary from intermittent to fairly continuous. Similarly, one or multiple pieces of equipment may operate concurrently and may generate near-surface ground vibrations.

Assuming that a bulldozer (87 dBA), backhoe (90 dBA), and a front-end loader (82dBA) are operating concurrently in the same area, construction activities could result in noise levels of as much as 94 dBA at a distance of 50 feet from the activity. Noise levels typically decrease by about 6 dBA with each doubling distance beyond 50 feet. Therefore, a person within about 2,000 feet of a construction site would experience occasional noise levels greater than 60 dBA. Areas within about 700 feet of a construction site would experience episodes with noise levels greater than 70 dBA. Such episodes of higher noise levels would not be continuous throughout the day and generally would be restricted to daytime hours. There are no sensitive receptors located within the vicinity of the Hospital.

Pile driving may take place during the construction of the foundation which will make loud pounding sounds, however, all pile driving will be required to be performed during proper hours.

e.-f). Oro-Health Oroville Hospital Expansion is not located near the Oroville Municipal Airport or any other private air strips.

Finding

While there will be construction noise and dust, construction will occur between 7am-7pm to mitigate noise impact and water shall be used as appropriate for dust control and to control any potential fugitive dust.

The thresholds of significance have not been exceeded for the “Noise” category and no significant impacts are expected.

XIII. POPULATION AND HOUSING. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
a) Induce substantial 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)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

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Discussion

The project would not induce substantial population growth, nor would it displace people or housing. The proposed project consists of a GPA and rezone of existing vacant housing property surrounded by urban uses, from a GP designation of MXC to PU and a rezone from MXC to PU, to accommodate the development of a medical office building. The project does not involve the construction of additional dwelling units nor does it involve the construction of infrastructure that may induce population growth in the area. With regard to population and housing the proposed project would have No Impact.

a). The proposed project will create new jobs, but will not significantly increase the need for additional housing.

b-c). Five existing homes were displaced as a result of providing additional parking for the hospital and office buildings. However, the homes were purchased by the Oro-Health Oroville Hospital at market rate pricing allowing the property seller to relocate to other locations. Additionally, the number of new jobs and new housing needed to house the new personnel outweighs the loss of the five homes.

Finding

The thresholds of significance have not been exceeded for the “Population and Housing” category and no significant impacts are expected.

XIV. PUBLIC SERVICES. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				X
I) Fire Protection?				X
II) Police Protection?				X
IV) Parks?				X
V) Other public facilities?				X

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Discussion

a. The proposed project is within the property boundaries of the existing Oro-Health Oroville Hospital site and would not affect offsite communities. The project would not increase the presence of people in the area that would constitute a concern for an increase in emergency services so there would not be an increased demand for fire protection, police protection, schools, parks or other public facilities.

The expansion would provide better services for emergencies by having additional space available to temporarily house emergency patients.

Finding

The thresholds of significance have not been exceeded for the “Public Services” category and no significant impacts are expected.

XV. RECREATION. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

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Discussion

A substantial adverse effect on Recreational Resources would occur if the implementation of the project would:

- Substantially increase the local population without dedicating a minimum of 3 acres of developed parklands for every 1,000 residents; or
- Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.

a.-b. The proposed project will have no impact on existing recreational facilities, nor does the project require the construction or expansion of such facilities.

Finding

The thresholds of significance have not been exceeded for the “Recreation” category and no significant impacts to recreational services or facilities are expected.

XVI. TRANSPORTATION/TRAFFIC. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?		X		
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?		X		
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

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Discussion

a-b) Based off the Traffic Impact Study prepared by Traffic Works on October 14, 2016 and updated Traffic Impact Study in December of 2017, *“Proposed project is anticipated to generate a net increase of up to 619 daily trips, an increase of 26 AM peak hour trips, and a net reduction of 5 PM peak hour trips.*

“The proposed project generates a net reduction of 5 trips during the critical PM peak hour and reduces the total peak hour trips to Olive Highway north of Medical Center Drive. Since the critical peak hour traffic is reduced, the project does not cause any significant impacts. All the study intersections are anticipated to operate at acceptable LOS conditions with the addition of the project traffic. The Olive Highway roadway segment will continue to operate at LOS “F” during both the existing and existing plus project peak hour conditions.

The preferred alternative from the “SR 162 Corridor Plan”, dated June 2016, for Olive Highway expansion consists of widening Olive Highway to a five-lane section with two eastbound lanes, two westbound lanes, and a center turn-lane. Taking into account this preferred alternative recommendation, the project will dedicate seven (7) feet of right-of-way along the project frontage to accommodate future potential road widening and street improvements.”

However, in addition to the recommended seven (7) feet of right-of-way dedication and an additional three (3) feet for a minimum ten (10) feet of right-of-way dedication will be provided along the project frontage to accommodate future potential road widening and street improvements. Street striping will be provided to meet the alternate 3 recommendations as shown in figure 6-7 of the SR 162 Corridor plan final prepared for Butte County Association of Governments June 2016. See figure on page 57 of this document.

c-d) The project would not affect air traffic patterns and will not conflict with any adopted policies, plans, or programs related to public transportation. There will be No Impact.

e-f) The ultimate development of the project site will not substantially increase hazards due to a design feature or create incompatible uses. The project will not result in inadequate emergency access as the site has multiple points of ingress and egress. The project will be served by two access driveways, one connecting south to the existing Olive Hwy Hospital Signalized intersection and one connecting north to the existing Gilmore Lane. Proper site design, including the provision for fire apparatus turn around shall be approved by the City of Oroville Fire Marshal. Application of existing standards would ensure that the project would not increase traffic hazards. Therefore, this impact would be considered Less Than Significant.

Based off the Parking Analysis dated October 10, 2016 *“The project will demolish 206 spaces and construct 194 parking spaces within the project area (reduction of 12 spaces). ... With the proposed parking plan, the project provides one parking space in excess of the City of Oroville Municipal Code requirements.”*

Additionally, the existing sidewalk that borders the site on the Olive Hwy frontage will be repaired for accessibility and pedestrian traffic.

See figures below form the Parking Analysis dated October 10, 2016;

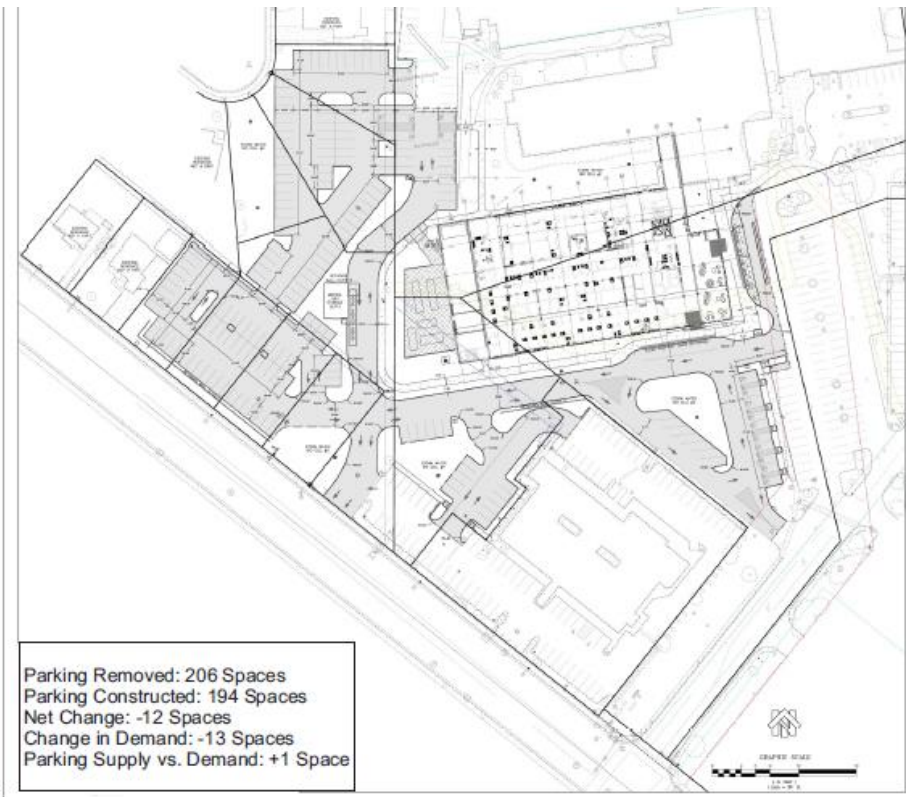


Legend:

- New Wing Addition
- Project Area
- Buildings to be Removed

NO SCALE

Figure 1
OroHealth Hospital Expansion
Parking Analysis
Project Site Modifications

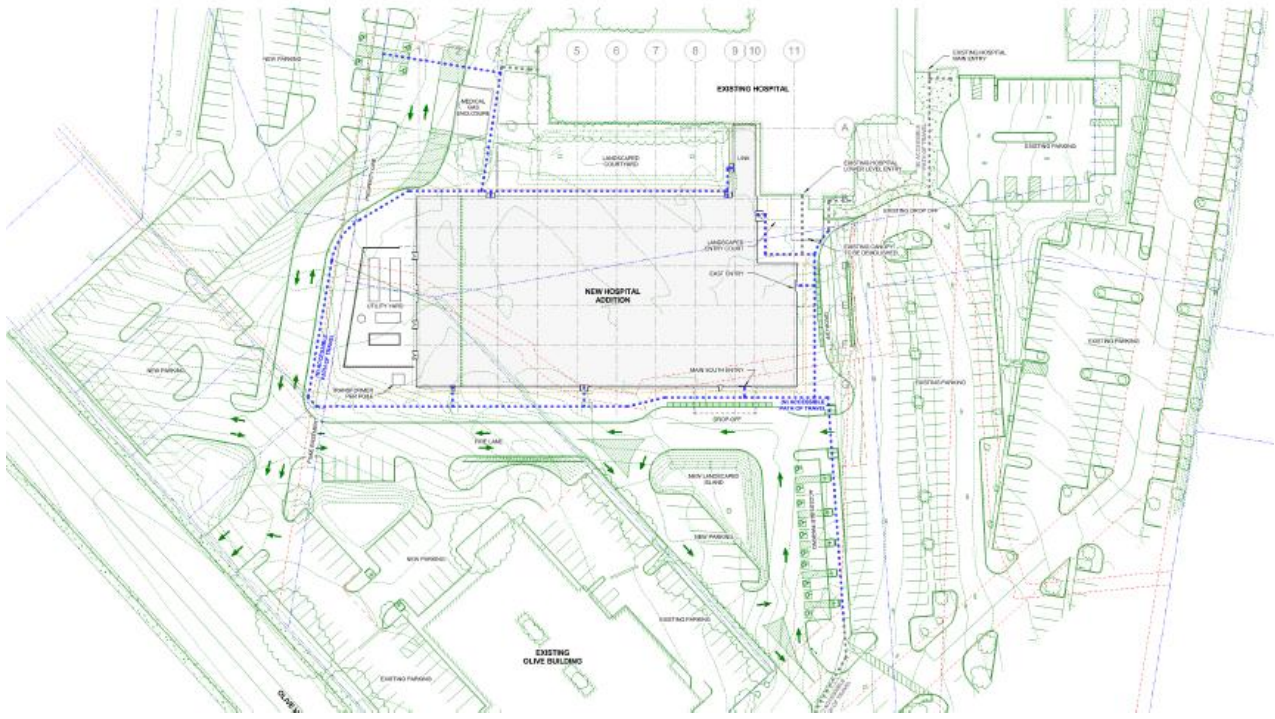


LANDMARK HEALTH FACILITIES
 OROHEALTH NEW HOSPITAL WING
 CANNON DESIGN
 NORTH STAR
 NOT FOR CONSTRUCTION
 SHEET LEGEND
 C02



NO SCALE

Figure 2
 OroHealth Hospital Expansion
 Parking Analysis
 Site Plan



Alternative 3 – Unbalanced Lanes with Signals

As an interim improvement alternative, the Olive Highway segment between Oro-Dam Blvd and Lower Wyandotte Road could be restriped to have two eastbound lanes and one westbound lane. As the majority of the congestion, delay and queue spill back currently occurs in the eastbound direction, this interim measure could improve traffic operations on Olive Highway without the need to acquire any new right-of-way. There is sufficient width available between the existing curbs on Olive Highway to accommodate two eastbound through lanes, one westbound through lane, a center turn lane, and bicycle lanes as shown in Figure 6-7.

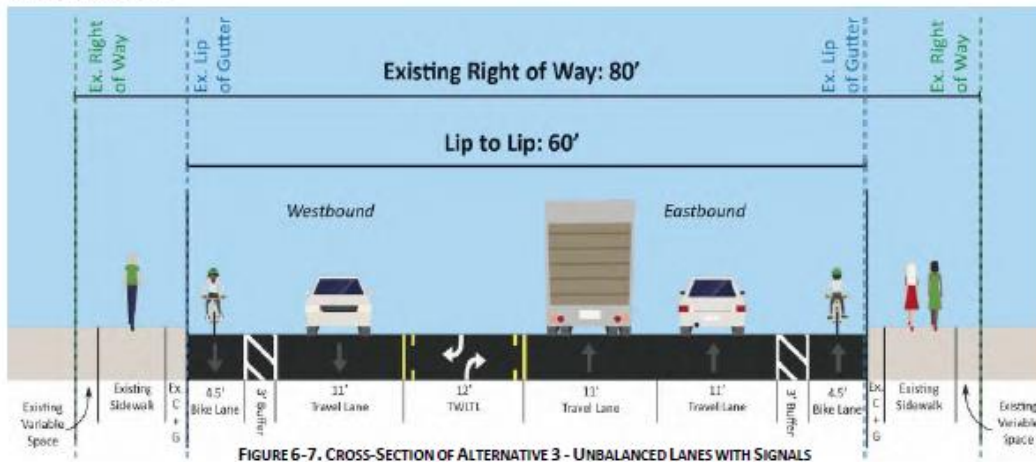


FIGURE 6-7. CROSS-SECTION OF ALTERNATIVE 3 - UNBALANCED LANES WITH SIGNALS

Finding

State Highway Route 162 operates at a F level of service on the Olive Highway section in front of the project location. The hospital shall be required to maintain its current work shift change schedule of 7am so as not to adversely impact State Highway Route 162 which operates at an acceptable level of service at that time.

The thresholds of significance have not been exceeded for the “Transportation/Traffic” category and no significant impacts are expected.

XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlements needed?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

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Discussion

A substantial adverse effect on Utilities and Service Systems would occur if the implementation of the project would:

- Breach published national, state, or local standards relating to solid waste or litter control;

- Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;
- Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
- Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.

a-g. Based off the conclusion statement of the Sewer Capacity Impact Study report dated May 11, 2017, “The proposed Oroville Expansion Project is reported to contribute 63 EDU of loading to SC- OR’s wastewater collection system and treatment plant. This loading (both flow and organic load) represents a range of 0.9 to 3.3 percent of the available capacity depending on system component. While this is a small loading, it represents approximately 34 percent of the projected growth (at one percent per year) in EDU for the SC OR system, or approximately one third of the projected growth.

The RFC for the developed parcels, collected at the time of issuance of the building permit and determined pursuant to adopted SC- OR policy, will be sufficient to mitigate the Project’s impact on SC- OR’s capacity, without construction of new facilities.

There is an existing 8” Cal Water line in Olive Highway/SR 162 as well as one to the north of the Hospital in Gilmore Lane. The eastern edge of the Hospital property is also the eastern boundary of the Cal Water service area. A Cal Water hydrant test on Gilmore Lane indicates that water pressures are steady in the area and typically around 65 psi. The new medical facility wing will require both a reserve water storage supply and at least 6” domestic water line with booster pumping (to provide pressure to upper floors). To achieve this, the Project is proposing a new meter on Olive Highway/SR 162 nearest to the southwest corner of the new wing. It is anticipated that this service will supply both the new wing and a portion of the existing Hospital.

Separate from the domestic water system there is a private Hospital owned fire loop that connects backflow protected fire extensions on Gilmore Lane and Olive Highway and loops around the Hospital providing private fire hydrants and services to fire sprinklers. The new wing will require the re-routing of this fire loop around the building and the setting of approximately two new fire hydrants to maintain a 300’ +/- hydrant separation on the existing and new areas.

Therefore, proposed project will have no impact on existing wastewater, water supply, or solid waste disposal services, nor does the project require the construction or expansion of such facilities.

Finding

The thresholds of significance have not been exceeded for the “Utilities and Service Systems” category and no significant impacts are expected.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

	Potentially Significant Impact	Less Than Significant with Mitigations Incorporated	Less-Than-Significant Impact	No Impact
a) Does the project have the potential to 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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
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 and the effects of probable future projects)?				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

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Discussion

a. There is no substantial evidence that the project will have the potential to significantly degrade the quality of the environment, including effects on animals or plants. Both short-term and long-term environmental effects associated with this project will be less than significant. Any potentially significant impacts can be mitigated through the incorporation of mitigation measures and existing standards and requirements.

b. Cumulative impacts are defined in Section 15355 of the CEQA Guidelines as “two or more individual effects, which when considered together, are considerable or which compound or increase other environmental impacts.”

Based on the analysis in this Initial Study it has been determined that the project will not result in cumulative impacts.

c. Based upon the discussion contained in this document it has been determined that the project will not have any environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly (no impacts identified, or mitigation have been included in the project design to reduce the impact).

4.0 SOURCES

Genesis Society, Archaeological Inventory Survey

State Highway Route 162, Butte County Association of Governments Corridor Plan

Traffic Works Parking Study

Traffic Works Traffic Study

Fehr & Peers, Traffic Impact Study and Parking Study Peer Review

j.c. brennan & associates, Inc. Acoustics Noise Study

North Star Engineering Environmental Site Study

North Star Engineering Biological Resources Evaluation

Holdrege and Kull Geotechnical Recommendations

Office of Statewide Health Planning and Development/Department of Conservation Geological Survey

2017 California Environmental Quality Act & CEQA Guidelines

Cal Water, Will Serve Letter

Sewer Commission Oroville Region Mitigation Agreement

Butte County General Plan 2030. 2010. Butte County General Plan Adopted October 26, 2010.

Butte County. 2000. The Butte County Airport Land Use Compatibility Plan, Shutt Moen, February, 2000.

Butte Regional Transit website, B-Line Route Map.

http://www.blinetransit.com/documents/routes/Chico_Base-2011.pdf

Butte County Air Quality Management District. Draft CEQA Air Quality Handbook. October 23, 2014.

California Air Resources Board. Area Designation Maps/State and National.
www.arb.ca.gov/desig/adm/adm.htm

California Department of Conservation. California Important Farmland Finder.
maps.conservation.ca.gov/ciff/ciff.htm

California Department of Conservation. Fault Activity Map of California.
maps.conservation.ca.gov/cgs/fam/

California Department of Toxic Substances Control. Hazardous Waste and Substances Site List.
www.envirostor.dtsc.ca.gov/public/

California Emissions Estimator Model. CALEEMOD v2013.2.2