



Oakdale Irrigation District

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CEQA Initial Study

Adapted from 2016 CEQA Statute Guidelines APPENDIX G Environmental Checklist Form
Modified from Stanislaus County CEQA Initial Study 7/30/2010

Date: January 12, 2018

- 1. Project title:** North Side Communications Tower
- 2. Lead agency name and address:** Oakdale Irrigation District
1205 East F Street
Oakdale, CA 95361
- 3. Contact person and phone number:** Steve Knell, P.E., General Manager
(209) 840-5508
- 4. Project proponent's name and address:** Oakdale Irrigation District
1205 East F Street
Oakdale, CA 95361

5. Project location:

The Project is located on the Oakdale Irrigation District (OID) North Side Regulating Reservoir property, situated northwest of the City of Oakdale in northeastern Stanislaus County.

6. General Plan Designation: Ag **Zoning:** General Ag-40

7. Surrounding Land Use:

The surrounding land use is rural agricultural, generally flat to rolling hills terrain.

8. Description of Project/Background:

The OID has a number of automated canal gates currently incorporated into its Supervisory Control and Data Acquisition (SCADA) system, and continues to expand canal automation as part of modernization and increased efficiency efforts. As the SCADA system continues to grow, the need has arisen for a new communications tower to intercept and relay communications to and from the OID office and the remote automated canal gate sites. The North Side Communications Tower Project (Project) will involve the installation of one 190' tall tower at the OID North Side Regulating Reservoir.

Initially, the tower will house a 3 foot diameter parabolic reflector antenna operating at 5.8 GHz and a UHF Omni antenna for radio communications. It is possible however, that additional antennas and a microwave dish may be installed as needed in

the future.

The proposed communications tower will be located at an area of the OID North Side Regulating Reservoir that is currently being used as an overflow inventory yard for OID materials. The tower will have a self-supporting lattice design and will be located approximately 2,100 feet from the nearest residence.

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

The San Joaquin Valley Air Pollution Control District (SJVAPCD) has jurisdiction over any potential impacts on air quality within the Project area. OID will comply with all SJVAPCD Regulation VIII requirements to control fugitive dust emissions.

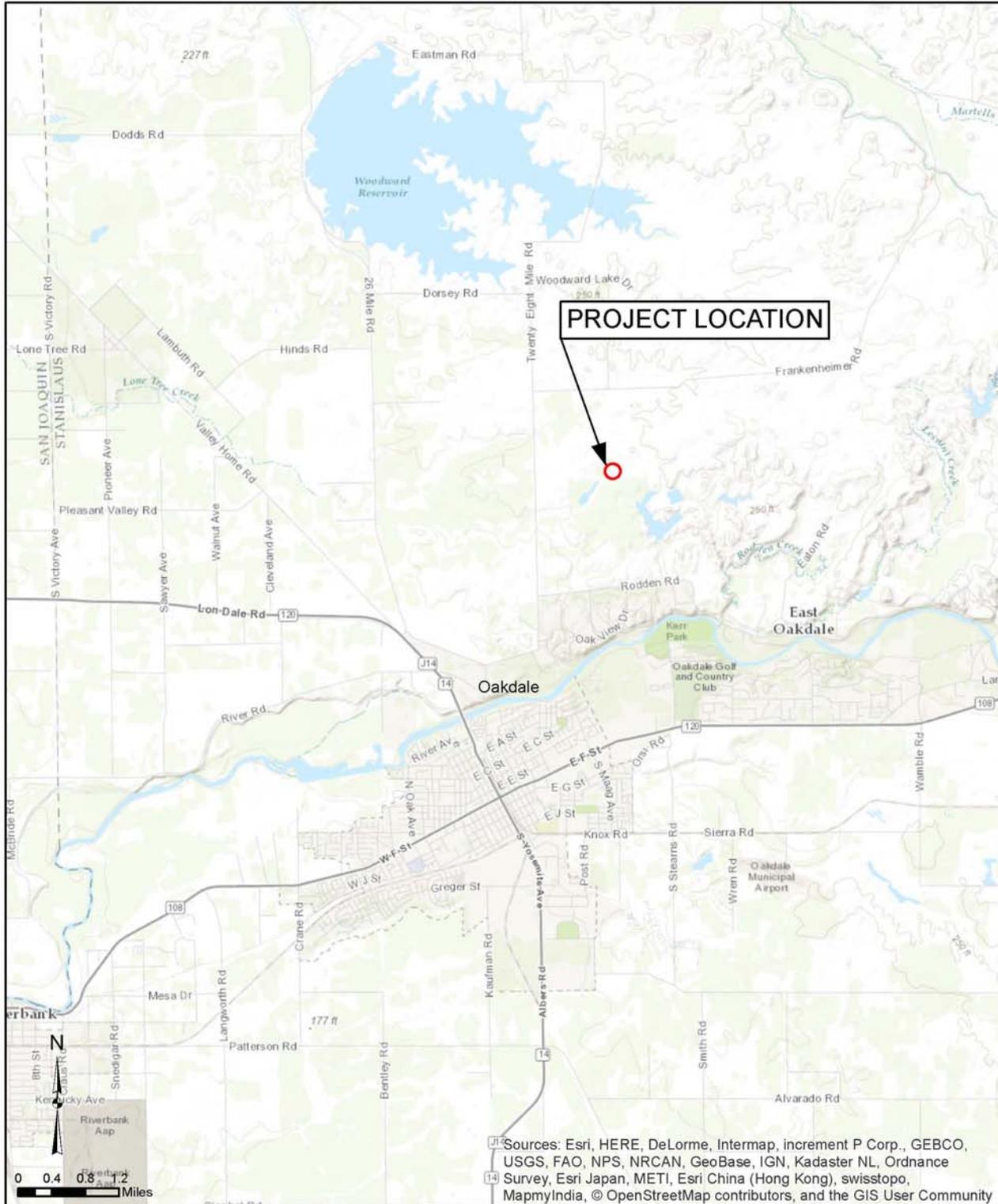
California Department of Fish and Wildlife has jurisdiction over state-listed species and any potential take of these species. Avoidance measures have been incorporated into the Project.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

No California Native American tribes have requested to be informed by OID of any proposed projects in their affiliated geographic area. However, local tribes traditionally and culturally affiliated with the Project area are included on the distribution list, and therefore they will have the opportunity to review and comment on the draft EIR.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

Vicinity Map



	<h2>North Side Communications Tower</h2> <h3>Vicinity Map</h3>	<p>Date: 12/4/17 Drawn By: ECS Checked By: ECT</p>
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Project Location Map



	North Side Communications Tower	Date: 12/4/17
	Project Location Map	Drawn By: ECS Checked By: ECT

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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.

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Steve Knell, P. E., Secretary/General Manager
Oakdale Irrigation District Lead Agency

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.

Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

a) Earlier Analysis Used. Identify and state where they are available for review.

b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

a) the significant 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 significant.

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ISSUES

I. AESTHETICS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not 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 nighttime views in the area?	X			
<p>Discussion: The Project will not substantially damage scenic resources, such as trees, rock outcroppings and historic buildings. The Project is located on OID-owned property in a rural area under agricultural use. The proposed 190 foot communications tower will be located approximately 2,100 feet from the nearest residence. Line of sight is required for effective radio communication, and per a 2017 radio study commissioned by OID, 190 feet was determined to be a sufficient height to maintain line of sight to the OID office above the tree canopy now and in the foreseeable future. An FAA TOWAIR search result determined the proposed tower is not required by FAA regulations to be lit. Due to safety concerns of low altitude agricultural aircraft however, OID anticipates the need to install flashing nighttime red obstruction lights, as well as tower marking or lighting for daytime visibility. OID intends to follow the FAA marking and lighting guidelines for towers over 200 feet above grade level. Due to the proposed tower's height and visibility, it is anticipated that the tower may adversely affect day or nighttime views in the area, as well as degrade the visual character or quality of the site. These potentially significant impacts will be evaluated further through the preparation of an EIR.</p>				
<p>Mitigation: None identified at this time. An EIR will be prepared.</p>				
<p>References: TOWAIR search results, accessed 11/14/17.</p>				
II. AGRICULTURE AND FOREST RESOURCES -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) 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 Mitigation Included	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps				X

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prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), 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

Discussion: The Project will be located on property owned by the OID within the A-2-40 zoning designation and will be adjacent to the existing OID North Side Regulating Reservoir. The Project site is currently used as a stockyard for OID inventory. It is anticipated that the proposed tower footprint will not exceed 28' x 28'. The proposed communications tower is a Tier Three use within the A-2 zoning requirements for Stanislaus County.

Mitigation: None.

References: Stanislaus County GIS Zoning Map, accessed 11/14/17.

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 Mitigation Included	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 an 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

Discussion: The San Joaquin Valley Air Pollution Control District (SJVAPCD) will be consulted during the public comment

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period. Fugitive dust and vehicle/equipment emissions generated during construction are anticipated to be the primary source of any criteria pollutant. OID will adhere to Regulation VIII of the SJVAPCD *Guide for Mitigation and Assessing Air Quality Impacts*. Regulation VIII provides measures that are by law required for all construction projects, aimed at reducing the impacts of PM₁₀. The tower components will be manufactured at an existing facility and assembled on site, and there is not anticipated to be a substantial increase in emissions during the tower construction. Upon completion of the project, operation-related impacts are anticipated to be less than significant, as the tower itself will not generate any emissions. OID staff currently access the site on a daily basis during the irrigation season, resulting in 4-6 vehicle trips per day, and these conditions are anticipated to remain consistent after project completion. Six vehicle trips per day falls below the SJVAPCD's threshold for significance for small projects. The Notice of Preparation and subsequent Project EIR will be referred to the SJVAPCD for review.

Mitigation: None

References: SJVAPCD *Guide for Mitigation and Assessing Air Quality Impacts*. SJVAPCD Small Project Analysis Level Tables.

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	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, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Discussion: The proposed tower will be less than 199 feet tall, and be of a lattice self-supporting design that will not require the use of guying or anchor wires. These features are identified as recommended best practices for communication

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tower design developed by the U.S. Fish and Wildlife Service. Additionally, it is reasonable to assume the tower is sited to be placed in an “already degraded area” considering the location is currently used as an OID material storage area. The maximum tower footprint is anticipated to be 28’ x 28’.

A search of the California Natural Diversity Database (CNDDDB), the U.S. Fish and Wildlife Information for Planning and Conservation, and Wetlands Mapper was conducted within the Project site. Although there are several species identified by the CNDDDB as threatened or endangered species within the Oakdale Quadrant, the Project site is already developed to support existing OID operations and material storage. There is no evidence to suggest that the Project would result in impacts to sensitive and endangered species or habitats. All construction will occur within OID’s existing facility footprint and right of way. The Project site, being an inventory storage area, is routinely maintained and generally kept clear of vegetation.

Additionally, the surrounding land use is agricultural, which can be poor habitat due to the agricultural activities (i.e, plowing, harvest, weed abatement, etc.). The project will not conflict with a Habitat Conservation Plan, a Natural Community Conservation Plan, or other locally approved conservation plans. The avoidance measures that will be incorporated into the Project to further reduce any impacts on sensitive species include, but are not necessarily limited to:

- If any species of concern, threatened, or endangered wildlife or wildlife of any kind is discovered in the excavation, it will be allowed to leave of its own volition. If necessary, a qualified wildlife biologist will remove and relocate the animal to a suitable area upon approval of the appropriate state or federal agency.
- Where it is not feasible to schedule construction outside the nesting bird season (generally February 15- August 15), a qualified wildlife biologist will be employed to perform a clearance survey within 72 hours of the proposed start of construction. If active nests are located within the Project site, avoidance buffers would be established as necessary, dependent on the bird species, status, and location of the nest.
- It is not foreseen that equipment will be left in the Project area but if it is, the area around the equipment tires will be inspected before use each morning for wildlife.
- Pre-existing access roads will be used and a maximum speed limit of 25 mph will be observed on gravel roads and 15 mph on dirt roads.
- All food and food-related trash items will be removed from the Project site every day to avoid attracting wildlife.
- OID employees will not bring pets onto the Project site.
- All equipment will be maintained to prevent automotive fluid leaks, such as gasoline, oils, or solvents.
- Spill cleanup and containment material will be kept onsite for quick response and clean up.

Mitigation: None.

References: *Recommended Best Practices for Communication Tower Design, Siting, Construction, Operation, Maintenance, and Decommissioning*, Division of Migratory Bird Management, U.S. Fish and Wildlife Service, August 2016. California Department of Fish and Game California Natural Diversity Database, accessed 11/30/17. USFWS IPaC Resource List website, accessed 11/30/17. U.S. Fish and Wildlife Service National Wetlands Inventory, website accessed 11/30/17.

V. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				X
c) Directly or indirectly destroy a unique paleontological			X	

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resource or site or unique geologic feature?				
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	
<p>Discussion: All OID owned canals and laterals were determined to be ineligible for the National Register of Historic Places by consensus through the Section 106 process (Office of Historic Preservation, 2008). Although many of the canals in OID were constructed between 1910 and 1913, none retain integrity to this period, due to alterations during normal OID operations. All ground disturbance and construction will take place within the existing OID canal footprint and right of way.</p> <p>The site selected for the proposed communications tower is bordered by the OID North Main Canal, Rodden High Line Canal, and the North Side Regulating Reservoir. This site was extensively graded during the excavation and construction of the North Side Regulating Reservoir in 2009. While it is unlikely that any human remains will be discovered during the Project, should there be an accidental discovery of that nature, OID will halt all disturbance of the site until the remains can be identified and relocated, in accordance with Section 15064.5(e) of the CEQA guidelines and statutes.</p>				
<p>Mitigation: None.</p>				
<p>References: Cultural Resources Assessment for the North Side Regulating Reservoir Project within Oakdale Irrigation District (revised) CH2MHILL, August 6, 2008. (revised August 13, 2008).</p>				
VI. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	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:				
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

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Discussion: The Project not located within any fault zones as indicated on the Alquist-Priolo Earthquake Fault Zone Map. Soil erosion or loss of topsoil during construction activities will be minimized through adherence of BMPs and preventative measures such as silt fences and fiber rolls. Following completion of construction activities, disturbed areas will be stabilized.

Mitigation: None

References: Department of Conservation California Geological Survey State Geologic Map, accessed 11/30/17.

VII. GREENHOUSE GAS EMISSIONS AND GLOBAL WARMING

– Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	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

Discussion: No development is expected to occur as a result of the Project and the Project vicinity will remain under agricultural use. Construction of the communications tower would occur during a limited time frame and is therefore not anticipated to have a significant impact on greenhouse gas emissions. The tower components will be manufactured at an existing offsite facility and assembled onsite. The maximum anticipated tower foundation will consist of approximately 116 cubic yards of concrete. OID is compliant with California Air Resources Board (CARB) regulations, and approximately 80% of OID’s equipment is Tier 4. The tower itself would be assembled with the use of a third-party crane operator. The Project is not anticipated to interfere with CARB’s long-term goal to reduce greenhouse gas emissions to 1990 levels by 2020.

Mitigation: None.

References:

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	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

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<p>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?</p>				<p style="text-align: center;">X</p>
<p>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?</p>				<p style="text-align: center;">X</p>
<p>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?</p>		<p style="text-align: center;">X</p>		
<p>g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>				<p style="text-align: center;">X</p>
<p>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?</p>				<p style="text-align: center;">X</p>
<p>Discussion: A search on the California Department of Toxic Substances Control Envirostor Database was conducted and no hazardous materials sites are located within the project area. The only hazardous materials transported to the Project site will be fuel and oil for the vehicles and equipment. To prevent an accidental release of these materials due to a spill, OID will designate equipment repair and cleaning areas within the Project site and keep spill cleanup and containment material onsite for quick response and cleanup.</p> <p>A search performed using the FAA TOWAIR program determined the proposed tower is located 6.19km from the Oakdale Municipal Airport and therefore FAA registration is not required. While the Project is not in the vicinity of a private airstrip, it is possible agricultural aircraft performing crop dusting activities could fly near the tower. Therefore, OID anticipates installing a flashing red nighttime obstruction light system on the tower, along with either white lighting or painting for daytime visibility for low altitude aircraft. While a tower of this height is not currently required by the FAA to be lit and/or marked, OID anticipates such regulations will be promulgated in the future and intends to adhere to the FAA lighting/marketing guidelines that are currently enforced for taller communication towers. Additionally, the California Agricultural Aviation Association (CAAA) has provided guidance to OID on preferred safety measures for tower construction. The Project EIR will be circulated to the CAAA and the Eastside Mosquito Abatement District for review.</p>				
<p>Mitigation: An obstruction lighting system and possible marking will be incorporated in the tower design.</p>				
<p>References: California Department of Toxic Substances Control Envirostor Database, accessed 11/30/17. FAA TOWAIR Search Results, accessed 11/14/17. FAA Advisory Circular on Obstruction Marking and Lighting, dated 10/8/2016. NAAA Policy Initiative Tower Safety Guidelines, updated March 2014.</p>				
<p>IX. HYDROLOGY AND WATER QUALITY -- Would the project:</p>	<p style="text-align: center;">Potentially Significant Impact</p>	<p style="text-align: center;">Less Than Significant With Mitigation Included</p>	<p style="text-align: center;">Less Than Significant Impact</p>	<p style="text-align: center;">No Impact</p>
<p>a) Violate any water quality standards or waste discharge requirements?</p>				<p style="text-align: center;">X</p>

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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 stormwater 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 a 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
<p>Discussion: BMPs will be utilized during construction to minimize sediment and erosion during construction of the communications tower. It is anticipated that the maximum area of disturbance will be approximately 0.23 acres, however OID will obtain a SWPPP for the Project should it become necessary to disturb more than 1 acre. Construction will be accomplished so as to maintain existing drainage contours to ensure that existing stormflow conveyance will not be affected by the proposed tower.</p>				
<p>Mitigation: None.</p>				
<p>References:</p>				
X. LAND USE AND PLANNING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X

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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
Discussion: The Project is a Tier Three use under the A-2 zoning, and does not involve any change in land use.				
Mitigation: None.				
References: Stanislaus County Geographic Information System Zoning map 11/14/17.				
XI. MINERAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	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: Sand and gravel deposits presently constitute the only significant, commercial extractive resource in Stanislaus and San Joaquin Counties which are as a result of stream deposition or dredge tailings. The most significant, commercial deposits are found in old stream beds and adjacent to the rivers and streams in Stanislaus County. The proposed Project will not impact mineral resources of Stanislaus County.				
Mitigation: None.				
References: Stanislaus County General Plan Conservation/Open Space Element, Department of Conservation California Geological Survey Mineral Land Classification of Stanislaus County, California, Special Report 173, 1993.				
XII. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Included	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 groundborne vibration or groundborne 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			X	

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levels in the project vicinity above levels existing without the project?				
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
<p>Discussion: A temporary increase in ambient noise levels may be generated during the construction of the proposed communications tower. All work will generally take place during the weekdays between 7am and 4:30 pm. As a public utility, OID construction activities are exempt from the noise level standards of Stanislaus County Code Chapter 10.46. The Project site is located in a rural agricultural area, where noise from agricultural practices currently exists.</p> <p>Permanent noise resulting from the Project would generally occur from operation of a fan or air conditioning unit used to lower the temperature of the electronics housing cabinet. While not included in the initial design, such a unit may be installed in the future should it become necessary to lower the temperature inside the electronics housing cabinet. It is not anticipated that the maximum daytime and nighttime noise levels allowed per Stanislaus County Code Chapter 10.46, being 50dB and 45dB, respectively, will be exceeded as a result of the intermittent operation of a fan or air conditioning unit. The proposed communication tower and its appurtenances will be connected to an existing electricity source at the Project site and no generator will be necessary. Therefore, permanent noise resulting from the Project is not anticipated to be significant above existing ambient levels.</p>				
Mitigation: None.				
References: Stanislaus County Code, Chapter 10.46.				
XIII. POPULATION AND HOUSING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	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
<p>Discussion: Substantial population growth is induced by development of housing which will not occur as a result of the Project.</p>				
Mitigation: None.				
References:				

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XIV. PUBLIC SERVICES:	Potentially Significant Impact	Less Than Significant With Mitigation Included	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:				
Fire protection?				X
Police protection?				X
Schools?				X
Parks?				X
Other public facilities?				X
<p>Discussion: The need for additional public services occurs from development, and no development is anticipated occur as a result of the Project. Any solid waste generated by construction such as paper, wood, and plastic will be removed from the Project site at the end of each work day and disposed of by OID using existing waste management services. Due to the rural location of the Project site, it is not likely any existing gas, treated water or wastewater pipelines will be affected during construction, however OID will confirm the absence of any such utilities with an Underground Service Alert prior to the start of any construction. Existing electric service at the Project site will be extended from an existing OID deep well (located on the same parcel) to serve the proposed communications tower. OID will coordinate with service providers to extend the facilities without interrupting service to customers. There are not anticipated to be any long term significant impacts to public services as a result of the Project.</p> <p>Once operational, the Project may enhance the performance objectives for OID. The proposed tower will increase the reliability of the SCADA system, which will benefit the District overall by improving the efficiency of Water Operations.</p>				
Mitigation: None.				
References:				
XV. RECREATION:	Potentially Significant Impact	Less Than Significant With Mitigation Included	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: The need for recreation facilities is associated with residential development. There is no development associated with the Project.

Mitigation: None.

References:



XVI. TRANSPORTATION/TRAFFIC -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	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) Exceed, either individually or cumulatively, a level of service standard 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 supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

Discussion: Any impacts to the current level of service on local roads are anticipated to be minor and periodic. During construction there will be an increase in concrete trucks, OID staff vehicles, and tractor trailers hauling equipment to and from the Project site. Given the rural location of the construction and the low traffic volume of many local roads that will be utilized, these vehicles are not anticipated to increase congestion. Should it become necessary to temporarily restrict road access during equipment transportation, a temporary traffic control plan will be developed by OID and an encroachment permit will be obtained from Stanislaus County.

Mitigation: None.

References:



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XVII. TRIBAL CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				X
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X	
<p>Discussion: A search of California Historical Resources was conducted, and there are no currently listed historical resources within the Project area. OID will comply with PRC 21080.3.1 as well as distribute the Project EIR to local Native American tribes during the public comment period. Should a potential cultural resource be identified during the Project, OID will consider the significance of the resource to California Native American tribes pursuant to Public Resources Code section 21074.</p>				
<p>Mitigation: None</p>				
<p>References: California Office of Historic Preservation Listed California Historical Resources, website accessed 11/30/17.</p>				
XVIII. UTILITIES AND SERVICE SYSTEMS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	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 water or wastewater treatment 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

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d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				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
Discussion: No new or expanded entitlements will be necessary as a result of the Project. No treated water supplies or wastewater facilities are necessary for the Project. The Project will not be people intensive, as the site will not be a permanent work station and OID employees will make daily site visits instead.				
Mitigation: None.				
References:				
XIX. MANDATORY FINDINGS OF SIGNIFICANCE:	Potentially Significant Impact	Less Than Significant With Mitigation Included	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, the effects of other current 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			
Discussion: Review of this Project has indicated that there may be potentially significant aesthetic impacts. A Project EIR will be developed to further evaluate these impacts.				