

**Orange County Fire Authority
INITIAL STUDY AND ENVIRONMENTAL EVALUATION**

1. **Project Title:** OCFA Cell Tower Project
2. **Lead Agency Name and Address:** Orange County Fire Authority, 1 Fire Authority Rd, Irvine, CA 92602: PO Box 57115 Irvine CA 92619-7115
3. **Project Sponsor's Name and Address:** Orange County Fire Authority, 1 Fire Authority Rd, Irvine, CA 92602: PO Box 57115 Irvine CA 92619-7115
4. **City Contact Person and Phone Number:** John Coggins, Purchasing Manager
(714) 573-6641
5. **Project Location(s):** Orange County Fire Authority, 1 Fire Authority Rd, Irvine, CA 92602
6. **General Plan Designations:** Open Space
7. **Zoning Designations:** 1.4 Open Space Preservation
8. **Description of Project:** OCFA is requesting approval to enter into a lease with Vista Towers for the construction and management of a 35-foot tall "Eucalyptus tree" cell tower and associated equipment enclosure within the rear of the Regional Fire Operations and Training Center site adjacent to the training grounds. The "Eucalyptus Tree" is a large bark clad pole with eucalyptus tree-like foliage, which is intended to disguise the proposed wireless antennas in such a way that they will not be easily visible.
9. **Surrounding Land Uses and Setting:** The project site is located at 1 Fire Authority Rd bounded by Jamboree Blvd and the 261 freeway, and located directly at the north end of Tustin Ranch Rd. To the west and south are single family homes beyond Jamboree Blvd and adjacent to the south property boundary. The north is open space, and the southeast is the 261 Freeway. Land uses surrounding the site are as follows:

	<u>Zoning Designation</u>	<u>Land Use</u>
North:	1.0 Open Space Preserve	Open Space
South:	2.4 Medium –High Density Residential	Residential-Single Family
East:	Transportation Corridor	Transportation
West:	City of Tustin/Medium Residential	Residential-Single Family

10. Other public agencies whose approval is required:

City of Irvine will require a discretionary Wireless Communication Facility Permit (“WCF Permit”) and either a minor or major Conditional Use Permit (see Irvine Municipal Code sec. 2-37.5-2 and 2-37.5-3). City of Irvine will process its’ own environmental review.

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:

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

Determination (to be completed by the lead agency):

On the basis of this initial study and environmental evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	X
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.	

Signature

Management Analyst
Title

October 17, 2010

Date

Orange County Fire Authority
For

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 1 5063(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.

ISSUES:

Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
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I.	<u>AESTHETICS</u>				
	Would the project:				
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
II.	<u>AGRICULTURE AND FORESTRY RESOURCES</u>				
	<p>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 Dept. 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.</p>				
	Would the project:				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				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

ISSUES:

Potentially Significant Impact: Less Than Significant Impact With Mitigation: Less Than Significant Impact: No Impact:

	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 nonagricultural use or conversion of forest land to non-forest use?					X
III.	<u>AIR QUALITY</u>						
	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:						
	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 odor affecting a substantial number of people?					X
IV.	<u>BIOLOGICAL RESOURCES</u>						
	Would the project:						
	a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?					X

ISSUES:

Potentially Significant Impact: Less Than Significant Impact With Mitigation: Less Than Significant Impact: No Impact:

b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. 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 no 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 ordinances?					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
V.	<u>CULTURAL RESOURCES</u>					
	Would the project:					
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

ISSUES:

Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
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VI.		<u>GEOLOGY AND SOILS</u>				
		Would the project:				
	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?				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 waster water?				X
VII.		<u>HAZARDS AND HAZARDOUS MATERIALS</u>				
		Would the project:				
	a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X

ISSUES:

Potentially Significant Impact: Less Than Significant Impact With Mitigation: Less Than Significant Impact: No Impact:

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
VII.	<u>HYDROLOGY AND WATER QUALITY</u> Would the project:				
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				X

ISSUES:

Potentially Significant Impact: Less Than Significant Impact With Mitigation: Less Than Significant Impact: No Impact:

	support existing land uses or planned uses for which permits have been granted)?				
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 in 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 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
IX.	<u>LAND USE AND PLANNING</u> Would the project:				
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				X

ISSUES:

Potentially Significant Impact: Less Than Significant Impact With Mitigation: Less Than Significant Impact: No Impact:

	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?				
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
X.	<u>MINERAL RESOURCES</u> Would the project:				
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				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
XI.	<u>NOISE</u> Would the project result in:				
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 substantially 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

ISSUES:

Potentially Significant Impact: Less Than Significant Impact With Mitigation: Less Than Significant Impact: No Impact:

	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
XII.	<u>POPULATION AND HOUSING</u>						
	Would the project:						
	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
XIII.	<u>PUBLIC SERVICES</u>						
	Would the project:						
	a)	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 following public services:					
	i)	Fire protection?					X
	ii)	Police protection?					X
	iii)	Schools?					X
	iv)	Parks?					X
	v)	Other public facilities?					X
XIV.	<u>RECREATION</u>						
	Would the project:						

ISSUES:

Potentially Significant Impact: Less Than Significant Impact With Mitigation: Less Than Significant Impact: No Impact:

a)	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?					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
XV.	<u>TRANSPORTATION/TRAFFIC</u> Would the project:					
a)	Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?					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)	Result in inadequate parking capacity?					X
g)	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?					X

ISSUES:

Potentially Significant Impact: Less Than Significant Impact With Mitigation: Less Than Significant Impact: No Impact:

		Potentially Significant Impact:	Less Than Significant Impact With Mitigation:	Less Than Significant Impact:	No Impact:
XVI.	<u>UTILITIES AND SERVICE SYSTEMS</u>				
	Would the project:				
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
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
XVII.	<u>MANDATORY FINDINGS OF SIGNIFICANCE</u>				
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				X

ISSUES:

Potentially Significant Impact: Less Than Significant Impact With Mitigation: Less Than Significant Impact: No Impact:

	individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				
c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

XVIII	<u>GREENHOUSE GAS EMISSIONS</u>				
	<u>Would the project:</u>				
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

SUPPORTING INFORMATION SOURCES

1. City of Irvine, General Plan 2000 (Supplement 5, August 2006).
2. City of Irvine, Zoning Ordinance (Supplement 29, January 2007).
3. Flood Insurance Rate Map published by the Federal Emergency Management Agency.
4. City of Irvine, Municipal Code (Supplement 28, December 2006).
5. Sarah Chmielak, Irvine Planner (949 724-6387).

SUPPLEMENTAL COMMENTS

Regional Fire Operations and Training Center Cell Tower Project

November 18, 2010

Project Description

The Orange County Fire Authority (OCFA) requests Board of Director approval to enter into a lease agreement with Vista Towers, Inc. (Contractor) to provide space to build one to two Eucalyptus tree style cellular tower(s) at the extreme northeast corner of the Regional Fire Operations and Training Center (RFOTC). Up to 5 carriers will be sub-leased by the Contractor for use on this structure. The Contractor shall process all use permits through the City of Irvine.

Aesthetics: (Less Than Significant Impact)

The proposed project will result in the installation of one to two 35-foot tall eucalyptus tree styled cellular towers with an associated equipment enclosure. The facility is located to the north east corner of the parking lot of the RFOTC facility (1 Fire Authority Rd) in Irvine Planning Area 4 (West Irvine).

The project is located in an urbanized area with surrounding land uses that include Jamboree Blvd directly to the west and residential (single-family) beyond Jamboree Blvd as well as to the south side of the RFOTC property, The 261 transportation corridor is located to the east, open space to the north. The wireless facility meets the height requirements contained in the Zoning Code in the applicable zoning district in which it is located. The proposed cellular tower(s) is a maximum of 35 feet tall. The closest distance of a residential use (west) from the property line to the cellular tower is a distance of 480 feet.

The cellular tower is located at the most north-easterly boundary (rear) of the RFOTC site adjacent to the parking lot and is setback over 400 feet from Jamboree Blvd. The entire wireless facility, including the cellular tower and equipment enclosure, will occupy approximately 2500 square feet of the total property site. Existing mature eucalyptus trees are located in close proximity; however no existing eucalyptus trees will be removed as a result of this project.

Several types of camouflaging techniques have been utilized in order for the cellular tower to replicate the appearance of a eucalyptus tree. These include the amount of branch coverage; bark cladding from the base of the tree trunk towards the tapering top, grouped branches at varying heights and angles, leaf covers over the wireless antennas, and the painting of all other exposed parts to match the branches and/or the leaves.

The proposed wireless facility meets all requirements of the Zoning Code and will not result in any negative aesthetic impact on surrounding uses. Therefore, no mitigation is required.

Agriculture Resources: (No Impact)

The project will not involve the direct or indirect conversion of existing farmland or nor does it conflict with zoning for agricultural use or a Williamson Act contract. The project site is located within an urbanized area with no existing agricultural resources found, therefore, will not affect agricultural resources in any way. The project site and immediate vicinity are urbanized. In addition, the project site currently consists of dirt and the edges of a parking lot.. Therefore, project would not result in the loss of forest land or otherwise impact or affect forest land. No impacts would occur, and no mitigation measures are required.

Air Quality: (No Impact)

The proposed use is not expected to create objectionable odors or contribute to the violation of any ambient air quality standard. This project is consistent with the City of Irvine's (City) General Plan, and would not produce long-term significant quantities of criteria pollutants or violate ambient air quality standards; therefore the project is considered to be consistent with the Air Quality Management Plan (AQMP). Temporary construction related impacts are regulated by the South Coast Air Quality Management District's (SCAQMD) Rule 403, which requires dust suppression measures during construction. Airborne dust generated by such activities is usually considered a local nuisance rather than a serious health hazard. Due to the limited nature of construction operations and SCAQMD regulation, any potential impacts will be mitigated to a level of insignificance. Therefore, no mitigation measures are required.

Biological Resources: (No Impact)

The project is located in an urbanized, developed area and has no impact on biological resources. The City's Land Use Element, which designates the project site for institutional uses, seeks to balance biological preservation goals with development goals and designates portions of the City for permanent habitat preservation and agricultural use. According to the Figure L-4 of the City's General Plan, there are no biotic resources on the site; therefore biological resources will not be affected. The project area is also not protected by any Natural Community Conservation Plan (NCCP). Therefore, no mitigation measures are required.

Cultural Resources: (No Impact)

The entire project area was improved in 2005 with fencing, paved parking and adjacent structures which has been previously graded in the past with no historical, archaeological and paleontological resources or human remains on-site. Ground disturbance to install the wireless facility and related equipment will be minimal. Therefore, no mitigation measures are required.

Geology and Soils: (No Impact)

The proposed project would be subject to seismic activity typical of Southern California. There are no known active faults within the City according to Figure D-3 of the City's General Plan; the project site is located in Irvine Seismic Response Area 2 (SRA-2), which is characterized by potentially soft or loose soils/high ground water. Liquefaction potential is extremely remote. The predominant potential seismic hazard in this area is ground motion. The City's established

building and safety codes require the reinforcement of the communication facility to withstand an earthquake of approximately 7.0 on the Richter scale. In addition, implementation of the City's emergency procedures will mitigate, to a degree of insignificance, the earthquake hazard typical of Southern California. The project will not cause, result in, or expose people to landslides or mudflows, erosion, subsidence of the land, expansive soils, or unique geologic or physical features. Therefore, no mitigation measures are required.

Hazards and Hazardous Materials: (No Impact)

The project consists of a wireless communications facility that will not involve the routine transport or disposal of hazardous materials, therefore the potential for health or fire hazards will not occur. Furthermore, the project is located in an urbanized area; therefore, the threat of wildfire hazard is less than significant. The project will not interfere with any emergency response plan or emergency evacuation plan.

The proposed project includes the installation of a wireless telecommunications facility. The intensity of radio frequency (RF) energy around a cellular base station is below the safe limits of national and international safety guidelines. In addition, because PCS and cellular facilities emit non-ionizing energy, there are no long-term health effects from exposure to radio waves to children or the elderly. The term non-ionizing means that cellular and PCS transmissions are too weak to cause changes to the molecular structure of atoms.

Furthermore, based upon the Telecommunications Act of 1996, local government cannot regulate the placement of wireless communications facilities on the basis of the environmental effects of radio frequency (RF) emissions. The Telecommunications Act of 1996 requires the Federal Communications Commission (FCC) to prescribe and make effective rules regarding the environmental effects of RF emissions. The applicant is responsible to obtain current information from the FCC regarding allowable RF emissions. If, in the future, the FCC adopts more stringent RF emission regulations, the applicant shall submit an application to the City of Irvine to modify the Conditional Use Permit (CUP) in order to demonstrate compliance with the revised FCC regulations. As a result, the project will not have an impact on the public health and safety. Therefore, no mitigation measures are required.

Hydrology and Water Quality: (No Impact)

No long-term impacts on water quality are anticipated, except for short-term impacts on water quality from runoff of water and dirt due to construction of the wireless communications facility. Standard City requirements identified in the City Grading and Excavation Code will reduce the impact of any storm water runoff to a level of insignificance. All proposed grading activities will be required to obtain applicable permits through the normal City review and approval process. The entire wireless facility will occupy approximately 2500 square feet of the total property site, which is considered too small to be able to generate an amount of discharge significant enough to affect water quality standards.

The proposed project is not expected to substantially alter the existing drainage pattern or increase runoff in a manner that would result in flooding. The site is located in Flood Zone X, outside the 500-year floodplain as defined in the Flood Insurance Rate Map (FIRM) (FIRM Map

for the County and Incorporated Areas; Community No. 060222, Panel 06059-C0291H, February 18, 2004). The proposed project does not involve the development of any residential units. There will be no substantial alterations to drainage patterns, surface waters, flood waters, or ground water that will occur as a result of this wireless facility, and no waste or reduction of water available for public use would occur. Therefore, no mitigation measures are required.

Land Use and Planning: (No Impact)

The project site is located within the Open Space/Preserve General Plan designation and is designated as 1.4 Preserve under the City of Irvine Zoning Code. The current zoning designation for this site conditionally allows the development of wireless communication facilities with a Conditional Use Permit. The project complies with all development standards contained in the City of Irvine Zoning Code. The wireless facility will be located at an existing site surrounded by a combination of residential and public facility uses in the area. The entire wireless facility, including the cellular tower and equipment enclosure, will occupy approximately 2,500 square feet, which currently consists of dirt and the edges of a parking lot. The project will not conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project, significantly induce urban growth, nor disrupt the physical arrangement of the community. The project area is also not protected by any conservation, open space plan, or Natural Community Conservation Plan (NCCP). Therefore, no mitigation measures are required.

Mineral Resources: (No Impact)

No significant energy consumption will result from the project. The project will not conflict with adopted conservation plans, use non-renewable resources, or result in the loss of availability of a known mineral resource of future value. Therefore, no mitigation measures are required.

Noise: (Less Than Significant Impact)

The potential project-related noise source is associated with the internal cooling systems contained within the Base Transceiver Station (BTS) equipment cabinets. Up to five (5) BTS cabinets will be located at the most northerly property line of the equipment area enclosed behind a concrete masonry unit (CMU) wall. Based on the number of cabinets proposed, the fact that they will be enclosed behind an CMU wall, and the distance (480 feet) that the facility is located away from the nearest residential property line, this project will not result in a significant noise impact to the surrounding uses.

Additionally, short-term noise impacts would be associated with very minor excavation, grading, and erecting of the wireless communication facility. Construction-related, short-term noise levels would be higher than existing ambient noise levels in the project area, but would cease once the project is complete. Per the City's Noise Ordinance, construction activities may occur only between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and 9:00 a.m. to 6:00 p.m. on Saturday. No construction is permitted outside of these hours or on Sundays and federal holidays.

The ultimate development and operation of the proposed project would not create ground borne vibration impacts for nearby residents. No mitigation measures are necessary. The facility will

primarily be unmanned, except for the occasional service and/or maintenance visit. No significant impacts are anticipated to occur, and therefore no mitigation measures are necessary.

Population and Housing: (No Impact)

The project consists of a wireless communications facility and will not alter the growth rate of the human population, will not alter or displace existing housing types, or create any demand for new housing. Therefore, no mitigation measures are required.

Public Services: (No Impact)

All services will be adequately provided to the project site without impacting the overall service ability of any public services or utilities. Because the project will not be inhabited, services will be minimal. All services exist; therefore, the project will not result in a need for new or altered government services. Therefore, no mitigation measures are required.

Fire Protection: Fire protection services will be provided by the Orange County Fire Authority.

Police Protection: Police services will be provided by the City of Irvine Police Department.

Schools: The proposed project does not impact either the provision of or the demand on school facilities.

Maintenance of public facilities, including roads: Maintenance of public facilities will not be required as no such facilities are proposed with this wireless facility.

Other governmental services: The proposed project does not impact any other governmental services.

Recreation: (No Impact)

The wireless communications facility does not result in any recreational facilities or require the construction or expansion of recreational facilities; therefore there will not be a negative impact upon any surrounding recreational opportunities. The wireless communications facility will not 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. Therefore, no mitigation measures are required.

Transportation/Traffic: (No Impact)

This project is not a traffic-generating use. Therefore, no mitigation measures are required.

Utilities and Service Systems: (No Impact)

All services will be adequately provided to the project site without impacting the overall service ability of any public services or utilities. Because the project will not be inhabited, services will be minimal. All services exist; therefore, the project will not result in a need for new or altered government services. Therefore, no mitigation measures are required.

Power or natural gas: Electrical power services will be provided by Southern California Edison, and if necessary, gas services will be provided by The Gas Company.

Communications Systems: Telephone service will be provided by Verizon or Cingular Wireless.

Local or regional water treatment or distribution facilities: No water treatment or distribution facilities are needed for this project.

Sewer or septic tanks: No sewer services are necessary for this project.

Storm Water Drainage: No storm water drainage is necessary for this project.

Solid waste disposal: The project will not generate any solid waste.

Local or regional water supplies: No water services are necessary for this project.

Greenhouse Gas Emissions: (Less Than Significant Impact)

Greenhouse gas (GHG) emissions would be generated during construction of the project and from electricity demand associated with operation of the cell phone tower. GHG emissions generated by construction activities would be relatively minimal because installation of the cell phone tower would require limited use of heavy construction equipment. Furthermore, construction activities cease upon completion of the construction phase of the project. Operation of the cell tower would consume electricity and thus would indirectly generate GHG emissions. However, this increase in GHG emissions is nominal. GHG emissions are likely not to be considered substantial enough to result in a significant cumulative impact relative to construction and operational activities. Furthermore, the proposed project would not have the potential to interfere with the State of California's ability to achieve GHG reduction goals and strategies. The project would not significantly contribute to the cumulative GHG emissions.