

ENVIRONMENTAL INITIAL STUDY & NEGATIVE DECLARATION

Use Permit 20-0002
Epic Wireless LLC (AT&T Mobility LLC)

August 3, 2020

ENVIRONMENTAL INITIAL STUDY &
MITIGATED NEGATIVE DECLARATION
With
References and Documentation

Prepared by
SHASTA COUNTY DEPARTMENT OF RESOURCE MANAGEMENT
PLANNING DIVISION
1855 Placer Street, Suite 103
Redding, California 96001

**SHASTA COUNTY
ENVIRONMENTAL CHECKLIST FORM
INITIAL STUDY & MITIGATED NEGATIVE DECLARATION**

- 1. Project Title:**
Use Permit 20-0002

- 2. Lead agency name and address:**
Shasta County Department of Resource Management, Planning Division
1855 Placer Street, Suite 103
Redding, CA 96001-1759

- 3. Contact Person and Phone Number:**
Tara Petti, Associate Planner (530) 225-5532

- 4. Project Location:**
The proposed lease area is located approximately 85 feet from the northern property line of the subject 58.03-acre parcel, which is located at 7335 Churn Creek Road at the intersection of Knighton Road and Churn Creek Road and is developed with a golf course, pro-shop and two storage buildings (Assessor Parcel Number: 055-130-019).

- 5. Applicant Name and Address:**
Epic Wireless Group, LLC
605 Coolidge Drive, Suite 100
Folsom, CA 95630

- 6. General Plan Designation:**
Agricultural Small Scale Cropland / Grazing (A-cg)

- 7. Zoning:**
Limited Agriculture (A-1)

- 8. Description of Project:**
The project consists of the construction and operation of an unmanned wireless telecommunication facility, consisting of a 120-foot-tall monopine tower, a 64-square-foot equipment shelter, and a 30 kilowatt (kW) diesel back-up generator with a level 2 acoustic enclosure and 190-gallon fuel tank. The tower and all associated ground equipment will be located within a 30-foot by 40-foot lease area enclosed by a 6-foot tall chain-link fence with vinyl slats. The proposed tower will support one RAD center with 12 panel antennas and 24 remote radio units, two future RAD centers for colocation and one future site for 2 microwave dishes. The project includes construction of a 15-foot wide gravel access driveway to the proposed lease area from an encroachment off Knighton Road. Approximately 473 feet of underground power conduit will be installed along Knighton Road and the access driveway to connect the proposed facility to existing powerlines situated on Knighton Road. Grading and footings will be necessary to construct the tower. Construction equipment will include a concrete mixer, grading equipment, a crane to install the tower, and common equipment used for building construction.

- 9. Surrounding Land Uses and Setting:**
The lease area is in an unimproved area of the Churn Creek golf course property, just above the northern most fairway. The eastern portion of the parcel is a designated floodway, which follows Churn Creek along the eastern property line, approximately 1,100 feet from the project site. The northwest three acres of the parcel are in the Restrictive Flood (F-2) district. The Anderson Cottonwood Irrigation District canal runs along the western property line, approximately 904 feet from the project site. The property is fully developed with a 9-hole golf course, a club house, a pro-shop and a caretaker's residence. Parcels to the north, south and west are zoned Limited Agriculture, and there is a Planned Development zone district to the east on the opposite side of Churn Creek. Single-family

residences are present on all surrounding properties.

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Federal Communications Commission
11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

In accordance with Public Resources Code (PRC) Section 21080.3.1, the Wintu Tribe (Tribe) filed and Shasta County received a request for formal notification of proposed projects within an area of Shasta County that is traditionally and culturally affiliated with the Tribe. Pursuant to PRC §21080.3.1, the Department of Resource Management sent a certified letter on February 27, 2020 to notify the Tribe that the project was under review and to provide the Tribe 30 days from the receipt of the letter to request consultation on the project in writing. To date, no response has been received.

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 21080.3.2.) 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.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of the 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.

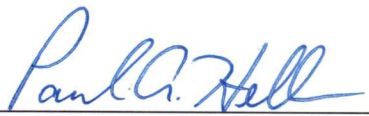
I find that although the proposed project could have a significant effect on the environment because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR of NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Copies of the Initial Study and related materials and documentation may be obtained at the Planning Division of the Department of Resource Management, 1855 Placer Street, Suite 103, Redding, CA 96001. Contact Tara Petti, Associate Planner at (530) 225-5532.



Tara Petti
Associate Planner

8/3/20
Date



Paul A. Hellman
Director of Resource Management

8/3/20
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 parenthesis following each question. A “No Impact” answer is adequately supported if all 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 XVIII, “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 the following:
 - 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-significant.

I. AESTHETICS: Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			✓	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				✓
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			✓	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not have a substantial adverse effect on a scenic vista. The County has not designated specific scenic vistas in the immediate project area as a part of the Shasta County General Plan and there is no designated State or federal scenic highways or scenic highway corridors in the vicinity of the proposed project.
- b) The project would not substantially damage scenic resources within a State scenic highway. The project is not visible from a designated State or federal scenic highway or scenic highway corridor.
- c) General Standards of the Shasta County Zoning Plan Section 17.88.282.D include requirements that aid in protecting the existing visual character and quality of the site and its surroundings, such as the requirement that landscaping shall be provided and maintained for the life of the facility to screen any ground structures or equipment, setback requirements and prohibiting wireless telecommunication facilities to be placed within 1,500 feet of an existing wireless telecommunication facility unless environmental documentation verifies that a concentration of towers in close proximity will not have a cumulative adverse impact on the visual character or quality of the site and its surroundings.

The project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings. The project site is located on the Churn Creek Golf Course, and is surrounded by low density, residential parcels. Churn Creek runs adjacent to the eastern property line. The proposed tower is a 120-foot tall monopine, set back approximately 86 feet from the northern property line. Photosimulations of the proposed tower (prepared by *AdvanceSim*) were provided from four viewpoints along public roads to the north, west and south of the project site. Based on the photosimulations, the proposed tower would predominantly integrate into existing vegetation within view of the project site and would not obstruct existing public views of the golf course or the Churn Creek corridor. Where existing vegetation is insufficient to screen the proposed ground equipment, landscaping is prescribed around the perimeter of the lease area to obstruct the view of the equipment shelter and tower base from the surrounding area.

- d) The project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in a non-urbanized area. There is no lighting proposed as part of this project. Therefore, the project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Mitigation/Monitoring: None proposed.

II. <u>AGRICULTURE AND FORESTRY RESOURCES:</u> 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. Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				✓
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d) Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The subject property is not identified as Prime Farmland, Unique Farmland, or Statewide Importance on the map titled Shasta County Important Farmland 2016.
- b) The property is not zoned for full-time agricultural use and is not in a Williamson Act Contract. The property is developed as a golf course, and is not used for agricultural purposes.
- c) The project would not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)).
- d) The project site is not forest land. Therefore, the project would not result in the loss of forest land or conversion of forest land to non-forest use.
- e) The project would not 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. The site is not located in an area of significant agricultural soils.

Mitigation/Monitoring: None proposed.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management district 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 Incorporated	Less-Than-Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				✓
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?			✓	
c) Expose sensitive receptors to substantial pollutant concentrations?			✓	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				✓

Discussion: Based on related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

a-b) The project would not conflict with or obstruct implementation of the Northern Sacramento Valley Planning Area (NSVPA) 2018 Triennial Air Quality Attainment Plan for Northern Sacramento Valley Air Basin as adopted by Shasta County, or any other applicable air quality plan. The telecommunications facility would use a 30kw diesel generator to ensure continued operations in the event of a power failure. The wireless communications facility would be unmanned and require only infrequent maintenance visits.

The NSVPA Air Quality Attainment Plan (2018) designates Shasta County as an area of Nonattainment with respect to the ozone California ambient air quality standards. Nitrogen oxides (NOx) are a group of highly reactive gasses and are also known as "oxides of nitrogen." Because NOx is an ingredient in the formation of ozone, it is referred to as an ozone precursor. NOx is emitted from combustion sources such as cars, trucks and buses, power plants, and off-road equipment. Construction equipment and activities associated with making probable improvements would generate air contaminants, including oxides of nitrogen (NOx), reactive organic gases (ROG), carbon dioxide (CO2) and particulate matter (PM10), in the form of engine exhaust and fugitive dust. However, the emissions emitted during construction would be limited and temporary. The Shasta County AQMD, Rule 3:28, is intended to limit emissions of NOx and carbon monoxide (CO) from stationary internal combustion engines. However, the proposed 30 kW (49 horsepower) backup generator does not meet the minimum 50 brake horsepower (bhp) engine rating to fall under the provisions of this rule.

In addition, the Shasta County General Plan requires Standard Mitigation Measures and Best Available Mitigation Measures on all discretionary land use applications as recommended by the AQMD in order to mitigate both direct and indirect emissions of non-attainment pollutants. Application of this requirement in combination with the limited scope of improvements and limited daily vehicle trips projected with post-project development will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard and would not conflict with or obstruct implementation of the NSVPA Air Quality Attainment Plan (2018) as adopted by Shasta County, or any other applicable air quality plan.

c) The nearest residential use is approximately 525 feet to the north, and additional low density residential uses are located approximately 1,100 feet -1,400 feet to the south, east, and west. The nearest sensitive receptor, Pacheco School, is approximately 2,850 feet west of the project site. Post-construction, the wireless communications facility would be unmanned and require only infrequent maintenance visits. The proposed 30 kW diesel generator would be used only in the event of power failure to ensure continued operations. As a result, exposure of sensitive receptors to substantial pollutant concentrations would be less-than-significant.

d) The project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. The project does not involve the establishment of any uses that would generate substantial pollution concentrations. Equipment used to construct the proposed improvements could produce emissions that some may find objectionable; however, construction on-site will be limited in duration.

Mitigation/Monitoring: None proposed.

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

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not have a substantial effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Environmental Assessment Specialists Inc. conducted a biological resource impact analysis for the project. The records search identified 8 sensitive plants, 18 sensitive wildlife species, and 3 sensitive plant communities that occur within the USGS quadrangle associated with the project location, and have the potential to occur onsite or in the vicinity of the project site. Based upon the results of the field survey, surface disturbance on and in the immediate vicinity of the project site has greatly reduced the potential for sensitive plant species or wildlife species identified in the literature search to occupy the project site. According to the biological resource impact analysis, no potentially significant impacts to candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the (CDFW) or USFWS are anticipated to result from the project.
- b) No riparian habitat or other sensitive natural communities identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service would be disturbed by the project. The project site is limited to a previously-disturbed area adjacent to the northernmost fairway on the golf course. Himalayan Blackberry is the dominant understory species. There are five oak trees greater than 10 inches in diameter in the immediate vicinity of the project site. These trees will be undisturbed during the construction of the tower, equipment shelter, and access driveway. The records search identified 3 sensitive plant communities that occur within the USGS quadrangle associated with the project location, and have the potential to occur onsite or near the project site. The field survey conducted by Environmental Assessment Specialists Inc. did not identify any sensitive plant communities on or near the project site.
- c) The project would not have a substantial adverse effect on state or federally protected wetlands through direct removal, filling, hydrological interruption or other means. The soil in the immediate vicinity of the project site is not classified as hydric per the

United States Department of Agriculture Natural Resource Conservation Service Web Soil Survey; however, hydric soils are present on the property. Environmental Assessment Specialists Inc. conducted a jurisdictional assessment the project, consistent with the United States Army Corps of Engineers *Federal Manual for Identifying and Delineating Jurisdictional Wetlands (1987)*. No jurisdictional features were observed on the project site. The nearest jurisdictional feature is Churn Creek, located approximately 800 feet east of the project site, and no impacts to this feature are anticipated to result from the project.

- d) There are no streams within the boundaries of the project site. Proposed fencing is limited to the 30-foot by 40-foot lease area, and would not impede the movement of wildlife species. No avian nests or nesting activity were observed during the field survey conducted by Environmental Assessment Specialists Inc. The survey identified trees and shrubs located on and near the project site that are suitable habitat for nesting birds. Though the project proposes to retain the existing trees, construction activity could potentially impact birds that are nesting in the existing vegetation or on the ground in the immediate vicinity of the project site. With the proposed mitigation measures, the project would have a less-than-significant impact on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.
- e) No specific guidelines regarding tree protection standards or protection of woodlands are included in the General Plan or required by Shasta County. Although there are no specific guidelines regarding native trees in the Shasta County General Plan, the plan does outline the importance of protecting oak woodlands. Additionally, Shasta County Board of Supervisors’ Resolution No. 95-157 provides guidance regarding use and protection of oak trees on a voluntary basis. As currently designed, the proposed project will not remove or significantly impact any trees. The project would not conflict with any ordinances or policies which protect biological resources.
- f) There are no adopted Habitat Conservation Plan, Natural Community, Conservation Plan, or other approved local, regional, or State habitat conservation plans for the project site or project area.

Mitigation/Monitoring: With the mitigation measures being proposed, the impacts from the project to biological resources would be less-than-significant.

Migratory Birds

IV.d.1) To avoid impacts to nesting migratory birds, all vegetation removal and other ground disturbing activities should occur between September 1 and January 31 when birds are not nesting, if feasible; or

IV.d.2) If construction activities occur during the nesting season, a qualified biologist shall conduct a pre-construction nesting bird survey to determine the presence of any active nests within 500 feet of the project site. The nesting bird survey shall be conducted within 14 days prior to commencement of ground-disturbing or other development activities.

- a. If the nesting bird survey shows that there is no evidence of active nests, then a letter report shall be prepared to document the survey and be provided to the project proponent, County, and the California Department of Fish and Wildlife. If development does not commence within 14 days of the nesting bird survey, or halts for more than 14 days, then an additional survey is required prior to starting or resuming work.
- b. If active nests are observed, construction activity must be prohibited within a 500-foot buffer around the nest until the nestlings have fledged. All construction activity within the vicinity of active nests must be conducted in the presence of a qualified biological monitor. Construction activity may encroach into the buffer area at the discretion of the biological monitor. Nest monitoring may also be warranted during certain phases of development to ensure nesting birds are not adversely impacted.
- c. If it becomes necessary to remove trees during construction of the project and active nests are found within any trees slated for removal or pruning, then an appropriate buffer determined by a qualified biologist shall be established around the tree and all trees within the buffer shall not be removed until a qualified biologist determines that the nest has successfully fledged and/or is no longer active.

<u>V. CULTURAL RESOURCES</u> – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact

<u>V. CULTURAL RESOURCES</u> – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?			✓	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			✓	
c) Disturb any human remains, including those interred outside of formal cemeteries?			✓	

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

a-b) Ground disturbance associated with the project is limited to the 30-foot by 40-foot lease area, a 473-foot power conduit route and construction of a 15-foot by 80-foot gravel access driveway. Information about the project was sent to the Northeast Information Center (NEIC) of the California Historical Resources Information System; according to their records, no historic resources have been recorded within the project area or the half-mile vicinity. Based on the literary review, the local topography and regional history, the NEIC determined the project is located in an area considered to be extremely sensitive for prehistoric, protohistoric, and historic cultural resources. The Wintu populations used the area for settlement, as well as for gathering. Euro-Americans used the area for farming and transportation. The NEIC recommended a cultural resources review be conducted to determine the potential for the occurrence of historic and archaeological resources.

A cultural resources assessment was completed for this project. The results of the assessment, which addresses both historic-era and prehistoric resources, are based on the results of an archival records search, Native American tribal coordination and pedestrian survey of the proposed project area. The results of the records search indicated no cultural resources have been recorded within the search radius of the project site (1/2 mile). Thirteen area-specific reports are on file with the NEIC for the search radius, including two general review reports that include the project location, suggesting the project location has been surveyed previously for cultural resources. The results of the field survey did not indicate any pre-contact or historic-age cultural materials or deposits.

The project is unlikely to cause a substantial adverse change in the significance of an historical or archaeological resource. However, unrecorded prehistoric historic resources may be located in the project vicinity. Therefore, a condition of approval will require that if, in the course of development, any archaeological, historical, or paleontological resources are uncovered, discovered or otherwise detected or observed, mineral exploration activities in the affected area shall cease and a qualified archaeologist shall be contacted to review the site and advise the County of the site's significance. If the findings are deemed significant by the Environmental Review Officer, appropriate mitigation shall be required.

c) Pursuant to California Health and Safety Code Section 7050.5, in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site until the coroner has determined if the remains are subject to his or her authority. If the coroner determines that human remains are not subject to his or her authority and recognizes or has reason to believe the remains to be those of a Native American, he or she shall contact the NAHC within 24 hours.

Mitigation/Monitoring: None proposed.

<u>VI. ENERGY</u> – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?				✓
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. During construction, there would be a temporary consumption of energy resources required for the movement of equipment and materials. Compliance with local, State, and federal regulations (e.g., limit engine idling times, requirement for the recycling of construction debris, etc.) would reduce and/or minimize short-term energy demand during the project’s construction to the extent feasible, and project construction would not result in a wasteful or inefficient use of energy. During operation of the completed project, there are no unusual project characteristics or processes that would require the use of equipment that would be more energy intensive than is used for comparable projects, or the use of equipment that would not conform to current emissions standards and related fuel efficiencies.
- b) The project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. State and local agencies regulate the use and consumption of energy through various methods and programs. As a result of the passage of Assembly Bill 32 (AB 32) (the California Global Warming Solutions Act of 2006) which seeks to reduce the effects of Greenhouse Gas (GHG) Emissions, a majority of the state regulations are intended to reduce energy use and GHG emissions. At the local level, the County’s Building Division enforces the applicable requirements of the Energy Efficiency Standards and Green Building Standards in Title 24.

Mitigation/Monitoring: None proposed.

<u>VII. GEOLOGY AND SOILS</u> - Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> 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 Publications 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides? 				✓
b) Result in substantial soil erosion or the loss of topsoil?				✓
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?				✓
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?				✓
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?				✓
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

a) The project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault;

According to the Alquist-Priolo Earthquake Fault Zoning Maps for Shasta County, there is no known earthquake fault on the project site.

ii) Strong seismic ground shaking;

According to the Shasta County General Plan Section 5.1, Shasta County has a low level of historic seismic activity. The entire County is in Seismic Design Category D. According to the Seismic Hazards Assessment for the City of Redding, California, prepared by Woodward Clyde, dated July 6, 1995, the most significant earthquake at the project site may be a background (random) North American crustal event up to 6.5 on the Richter scale at distances of 10 to 20 km.

All structures shall be constructed according to the seismic requirements of the currently adopted Building Code.

iii) Seismic-related ground failure, including liquefaction;

All structures shall be constructed according to the seismic requirements of the currently adopted Building Code. A geotechnical report is required to be submitted with building plans in accordance with uniform building code. The report would address any geotechnical deficiencies.

iv) Landslides.

The on-site gradient is flat. Risk of on-site landslides is less-than-significant.

A geotechnical report is required to be submitted with building plans in accordance with uniform building code. The report would address any geotechnical deficiencies. In addition, a grading permit is required prior to any grading activities. The grading permit includes requirements for sediment and erosion control.

b) The project would not result in substantial soil erosion or the loss of topsoil. The project would not result in substantial soil erosion or the loss of topsoil. The United States Department of Agriculture Natural Resource Conservation Service Web Soil Survey identified the soils in the project site as Tehama Loam, which is well drained, has 80" depth to restrictive feature and a medium high capacity of the most limiting layer to transmit water (0.20 to 0.60 in/hr). The soil is classified in the high runoff class; however, the site is relatively flat with a slope from 0 to 3 percent. The soil has a 0.43 K factor, which signifies moderate susceptibility to soil detachment. (USDA Revised Universal Soil Loss Equation Version 2 Handbook, March 2001).

A grading permit is required prior to any grading activities. The grading permit includes requirements for erosion and sediment control, including retention of topsoil.

c) The project would not 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.

The existing condition of the project site is disturbed, and there is no evidence of significant soil movement or landslides. The USDA NRCS web soil survey identified the soils in the project site as Tehama Loam, which is rated as "not limited" for construction. A geotechnical report is required to be submitted with building plans in accordance with uniform building code. The report would address any geotechnical deficiencies. In addition, a grading permit is required prior to any grading activities.

d) The soil at the construction site has an A-4 AASHTO rating, according to the USDA NRCS Web Soil Survey, which signifies a moderate level of soil plasticity. A geotechnical report is required to be submitted with building plans in accordance with uniform building code. The report would address any geotechnical deficiencies, and ensure construction of the tower would not cause substantial direct or indirect risks to life or property.

e) No wastewater treatment is required for this project.

f) There are no known unique paleontological resources or sites or unique geologic features in the project vicinity.

Mitigation/Monitoring: None proposed.

VIII. GREENHOUSE GAS EMISSIONS: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				✓

Discussion: Based on these comments, the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

a-b) In 2005, the Governor of California signed Executive Order S-3-05, establishing that it is the State of California's goal to reduce statewide greenhouse gas (GHG) emission levels. Subsequently, in 2006, the California State Legislature adopted Assembly Bill AB 32, the California Global Warming Solutions Act. In part, AB 32 requires the California Air Resources Board to develop and adopt regulations to achieve a reduction in the State's GHG emissions to year 1990 levels by year 2020.

California Senate Bill 97 established that an individual project's effect on GHG emission levels and global warming must be assessed under CEQA. SB 97 further directed that the State Office of Planning and Research (QPR) develop guidelines for the assessment of a project's GHG emissions. Those guidelines for GHG emissions were subsequently included as amendments to the CEQA Guidelines. The guidelines did not establish thresholds of significance and there are currently no state, regional, county, or city guidelines or thresholds with which to direct project-level CEQA review. As a result, Shasta County reserves the right to use a qualitative and/or quantitative threshold of significance until a specific quantitative threshold is adopted by the state or regional air district.

The City of Redding currently utilizes a quantitative non-zero project-specific threshold based on a methodology recommended by the California Air Pollution Officers Association (CAPCOA) and accepted by the California Air Resources Board. According to CAPCOA's Threshold 2.3, CARB Reporting Threshold, 10,000 metric tons of carbon-dioxide equivalents per year (mtCO₂eq/yr) is recommended as a quantitative non-zero threshold. This threshold would be the operational equivalent of 550 dwelling units, 400,000 square feet of office use, 120,000 square feet of retail, or 70,000 square feet of supermarket use. This approach is estimated to capture over half the future residential and commercial development projects in the State of California and is designed to support the goals of AB 32 and not hinder it. The use of this quantitative non-zero project-specific threshold by Shasta County, as lead agency, would be consistent with certain practices of other lead agencies in the County and throughout the State of California.

The United States Environmental Protection Agency (EPA) identifies four primary constituents that are most representative of the GHG emissions. They are:

- Carbon Dioxide (CO₂): Emitted primarily through the burning of fossil fuels. Other sources include the burning of solid waste and wood and/or wood products and cement manufacturing.
- Methane (CH₄): Emissions occur during the production and transport of fuels, such as coal and natural gas. Additional emissions are generated by livestock and agricultural land uses, as well as the decomposition of solid waste.
- Nitrous Oxide (N₂O): The principal emitters include agricultural and industrial land uses and fossil fuel and waste combustion.
- Fluorinated Gases: These can be emitted during some industrial activities. Also, many of these gases are substitutes for ozone-depleting substances, such as CFC's, which have been used historically as refrigerants. Collectively, these gases are often referred to as "high global-warming potential" gases.

The primary generators of GHG emissions in the United States are electricity generation and transportation. The EPA estimates that nearly 85 percent of the nation's GHG emissions are comprised of carbon dioxide (CO₂). The majority of CO₂ is generated by petroleum consumption associated with transportation and coal consumption associated with electricity generation. The remaining emissions are predominately the result of natural-gas consumption associated with a variety of uses.

With regard to the project, proposed operational emissions are significantly less than the quantitative non-zero project-specific thresholds described above. The proposed 30 kW backup generator will be used only for backup power in emergency situations. The scope of the proposed project improvements will not involve a significant number of equipment hours to complete and would not generate significant traffic volumes during construction. Post-construction, the wireless communications facility would be unmanned and require only infrequent maintenance visits which are not expected to generate significant GHG emissions. Therefore, the project is not expected to generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, nor would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Mitigation/Monitoring: None proposed.

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

Discussion: Based on these comments, the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not require routine transport, use or disposal of hazardous materials and, therefore, would not result in a significant hazard to the public or the environment.
- b) The following hazardous materials are expected to be used during construction of the tower and equipment shelter: concrete and curing compounds, fuel for heavy equipment, and gases for welding. Use and handling of such materials would be in compliance with applicable regulations. Hazardous materials such as industrial fuels, oils, and solvents may be stored at the site during construction. Diesel fuel will be stored onsite for powering the backup generator proposed. The site will also store batteries inside the proposed equipment shelter for emergency backup power. If it is necessary to store such material in reportable quantities, the operator and/or contractor would have to prepare and submit a hazardous materials business plan to the Shasta County Environmental Health Division (SCEHD) for review and approval. A hazardous substance is reportable if stored at or above 55 gallons for liquids; 200 cubic feet for compressed gas; or 500 pounds for solids. Additionally, the applicant shall comply with all hazardous waste generator regulations, including reporting their status as a hazardous waste generator to SCEHD. The conditions of approval for the project would include a standard condition requiring compliance with this regulatory requirement. Therefore, the project would not 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.
- c) The project is not located within one-quarter mile of an existing or proposed school. Pacheco School, is approximately 2,850 feet west of the project site.
- d) The project is not located on a site which is included on a list of hazardous materials sites and would not create a significant hazard to the public or the environment.
- e) The project is located one mile from the Redding Municipal Airport, but is not located within the boundaries of the airport land use plan. The proposed telecommunication facility is unmanned, and will only be visited by a technician on an as needed basis, approximately monthly or bi-monthly. The project would not result in a safety hazard or excessive noise for people residing or working in the project area.
- f) A review of the project and the Shasta County and City of Anderson Multi-Jurisdictional Hazard Mitigation Plan indicates that the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or

emergency evacuation plan.

- g) The project is not located in an area designated as “Very High” fire hazard severity zone. All roadways, driveways and buildings for the proposed project will be required to be constructed in accordance with the Shasta County Fire Safety Standards. These standards require the clearing of combustible vegetation around all structures for a minimum of 100 feet or to the property line. The wireless communications facility will be unmanned and requires only infrequent maintenance visits. The project will not substantially increase the exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

Mitigation/Monitoring: None proposed.

X. <u>HYDROLOGY AND WATER QUALITY:</u> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			✓	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.				✓
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would: (i) result in substantial erosion or siltation on- or off-site; (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or (iv) impede or redirect flows?			✓	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				✓
e) Conflict with or obstruct implementation of a water quality control plan or sustainable management plan?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not violate any water quality standards or waste discharge requirements. Through adherence to construction standards, including erosion and sediment control measures, water quality and waste discharge standards will not be violated. Grading will be needed for this project and a grading permit will be required. The provisions of the grading permit will address erosion and siltation containment on- and off-site.
- b) The project does not propose any new well(s). The project would not significantly increase impervious surface area within the project site to the extent that it would cause interference with groundwater recharge. The project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.
- c) The project would not substantially alter the existing drainage pattern of the site or area, or add impervious surfaces, in a manner which would (i) result in substantial erosion or siltation on- or off-site; (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; and or (iv) impede or redirect flows. Soil disturbance is limited to the excavation of footings for equipment, gravel application within the 30-foot by 40-foot lease area and to the proposed driveway, and excavation and subsequent replacement of 105.11 cubic yards of earth for a 473-foot underground power conduit located along the shoulder of Knighton road and the proposed driveway. These ground disturbing activities are not expected to impact the existing drainage pattern on or in the vicinity of the project site. New impervious surfaces are limited to approximately 210-square-feet for the foundation for the monopine tower, the slab for the backup generator, the slab for the transformer, and the equipment shelter. The limited addition of impervious surface is not expected to

- d) substantially increase the amount or rate of surface runoff from the project site. The project is not in a flood hazard area and, therefore, would not risk release of pollutants in flood hazard, tsunami, or seiche zones due to project inundation.
- e) Through adherence to construction standards, and the provisions of the required grading permit, including erosion and sediment control measures, the project would not conflict with or obstruct implementation of a water quality control plan or sustainable management plan.

Mitigation/Monitoring: None proposed.

XI. LAND USE AND PLANNING - Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Physically divide an established community?				✓
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not physically divide an established community. The project does not include the creation of any road, ditch, wall, or other feature which would physically divide an established community.
- b) The project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The project is consistent with the A-cg General Plan land use designation, the A-1 zone district of the project site and is consistent with Chapter 17.88.282 of the Shasta County Code, “Wireless Telecommunication Facilities.”

Mitigation/Monitoring: None proposed.

XII. MINERAL RESOURCES - Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				✓
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, specific plan or other land use plan?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) There are no known mineral resources of regional value located on or near the project site. The project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State.
- b) The project would not 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. The project site is not identified in the General Plan Minerals Element as containing a locally-important mineral resource. There is no other land use plan which addresses minerals.

Mitigation/Monitoring: None proposed.

XIII. NOISE – Would the project result in:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
b) Generation of excessive groundborne vibration or groundborne noise levels			✓	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			✓	

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) Per the Shasta County Code Section, 17.88.282.D.4, wireless facilities shall be constructed and operated in compliance with the standards of the Shasta County General Plan Noise Element and implementing ordinances and standards. Per the County’s General Plan, noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table N-IV of the Shasta County General Plan as measured immediately within the property line of lands designated for noise-sensitive uses. These noise level performance standards for non-transportation sources are 55dB hourly L_{eq} for daytime (7:00 a.m. to 10:00 p.m.) hours and 50dB hourly L_{eq} for nighttime (10:00 p.m. to 7:00 a.m.) hours. The proposed backup generator would be enclosed with a Level 2 acoustical enclosure which would attenuate sound to 62.8dBA at 23 feet from the generator. A Noise Compliance Report was generated by Waterford Consultants for the project. The results of the analysis show that the noise level of the generator operating in the full load condition is in conformance with the General Plan daytime or nighttime noise level performance standards at all the property lines. There would also be increased noise levels during the construction phase of the project. However, due to the short duration of construction, the temporary increase in ambient noise levels in the vicinity of the project is expected to be less-than-significant.
- b) The project would not result in generation of excessive groundborne vibration or groundborne noise levels. The project is limited in scope to the construction of the new wireless facility. Any groundborne vibration or noise levels as a result of excavation of footings for the tower and other ancillary structures or trenching for the underground power are expected to be less-than-significant.
- c) The project is located one mile from the Redding Municipal Airport, but is not located within the boundaries of the airport land use plan. The proposed telecommunication facility is unmanned, and will only be visited by a technician on an as needed basis, approximately monthly or bi-monthly. The project would not result in excessive noise levels for people residing or working in the project area.

Mitigation/Monitoring: None proposed.

XIV. POPULATION AND HOUSING – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project is not expected to induce substantial growth in the area. The project does not include the development of new homes or businesses, nor does it include the extension of any permanent roads or other infrastructure. The project would not create any

new jobs.

- b) The project would not displace existing housing, necessitating the construction of replacement housing elsewhere. The project does not include destruction of any existing housing.

Mitigation/Monitoring: None proposed.

XV. PUBLIC SERVICES: 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:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
Fire Protection?				✓
Police Protection?				✓
Schools?				✓
Parks?				✓
Other public facilities?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

The project would not 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:

Fire Protection:

The project is located in the Non-Wildland/Non-Urban fire hazard severity zone. No significant additional level of fire protection is necessary.

Police Protection:

The County has a total of 147 sworn and 119 non-sworn County peace officers (Sheriff's deputies) for the County population of 67,274 (California, Department of Finance 2015) persons in the unincorporated area of the County. That is a ratio of one officer per 267 persons. The project will not result in additional residences. The tower lease area will be surrounded by a 6-foot tall fence. The ground equipment area is currently enclosed by a 6-foot fence and gate. The project is not expected to require any significant additional level of police protection.

Schools:

The communication facility is an unmanned facility and therefore will not result in an increase in demand for school facilities in the area. School fees would not be applied to this project.

Parks:

The County does not have a neighborhood parks system.

Other public facilities:

No other public facilities serve the project site, or will be affected by the project.

Mitigation/Monitoring: None proposed.

XVI. RECREATION:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓
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?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would 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. The County does not have a neighborhood or regional parks system or other recreational facilities.
- b) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Mitigation/Monitoring: None proposed.

XVII. TRANSPORTATION: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?				✓
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)?				✓
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓
d) Result in inadequate emergency access?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not conflict with a program, ordinance or policy establishing measures of effectiveness for the performance of addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. The project site is accessed from Knighton Road via an unpaved driveway. The wireless communications facility would be unmanned and require only infrequent maintenance visits. The project would not generate enough traffic to significantly reduce the volume-to-capacity ratio of adjacent roadways to a reduced level-of-service.
- b) The project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b). This project is for new unmanned wireless telecommunication facility which would only require trips to the project location during construction and for maintenance. Pursuant to the Governor’s Office of Planning and Research’s December 2018 Technical Advisory on Evaluating Transportation Impacts in CEQA, this project would be considered a small project, generating less than 110 trips per day, and is assumed to cause less-than-significant transportation impact. There is no County congestion management agency, and no level-of-service established by such an agency.
- c) The project would not substantially increase hazards due to a geometric design feature or incompatible uses. Gravel resurfacing of the existing driveway is the only proposed road improvement. The proposed use is consistent with the existing use of the property.

- d) The project would not result in inadequate emergency access. Emergency access to the project site is provided by Knighton Road. The existing access road to the site and the proposed access to the tower shall comply with the Shasta County Fire Safety Standards.

Mitigation/Monitoring: None proposed.

XVIII. TRIBAL CULTURAL RESOURCES: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p>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:</p> <p>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</p> <p>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.</p>			✓	

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) A cultural resources assessment was completed for this project. The results of the assessment, which addresses both historic-era and prehistoric resources, are based on the results of an archival records search, Native American tribal coordination and pedestrian survey of the proposed project area. The results of the records search indicated no cultural resources have been recorded within the search radius of the project site (1/2 mile). Thirteen area-specific reports are on file with the NEIC for the search radius, including two general review reports that include the project location, suggesting the project location has been surveyed previously for cultural resources. The results of the field survey did not indicate any pre-contact or historic-age cultural materials or deposits.

In accordance with Public Resources Code (PRC) Section 21080.3.1, the Wintu Tribe (Tribe) filed and Shasta County received a request for formal notification of proposed projects within an area of Shasta County that is traditionally and culturally affiliated with the Tribe. Pursuant to PRC §21080.3.1, the Department of Resource Management sent a certified letter on February 27, 2020 to notify the Tribe that the project was under review and to provide the Tribe 30 days from the receipt of the letter to request consultation on the project in writing. To date, no response has been received.

Mitigation/Monitoring: None proposed.

XIX. UTILITIES AND SERVICE SYSTEMS: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p>a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocations of which could cause significant environmental effects?</p>			✓	

XIX. UTILITIES AND SERVICE SYSTEMS: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				✓
c) Result in a determination by the wastewater treatment provider 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?				✓
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				✓
e) Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) The proposed project would not require or result in the relocation or construction of any new or expanded water or, wastewater treatment facilities or expansion of existing storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocations of which could cause significant environmental effects. The project would involve trenching to install 473 lineal feet of underground power conduit, requiring the removal and replacement of approximately 105 cubic yards of soil. A portion of the conduit route is proposed along the shoulder of Knighton Road. The General Construction notes on the preliminary plans state that the contractor is responsible for determining the exact location for all existing utilities and facilities prior to construction, and shall obtain from each utility company detailed information relative to methods of adjusting existing utilities, if necessary. Any adjustment to existing utilities would be confined to the 473-foot long, 4-inch deep conduit trench, and would not be expected to cause significant changes to the location of existing utilities or significant environmental effects.
- b) Water service is not necessary for this project.
- c) Wastewater treatment is not necessary for this project.
- d) Solid waste disposal service is not necessary for this project. The project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.
- e) The project would comply with Federal, State, and local management and reduction statutes and regulations related to solid waste.

Mitigation/Monitoring: None proposed.

XX. WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				✓
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				✓
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				✓
d) Expose people or structures to significant risks, including				✓

XX. WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				

Discussion:

- a) A review of the project and the Shasta County and City of Anderson Multi-Jurisdictional Hazard Mitigation Plan, and the Shasta County Emergency Operations Plan, indicates that the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- b) The project would not due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.
- c) The project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- d) The project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

Mitigation/Monitoring: None proposed.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below the self-sustaining levels, threaten to eliminate a plant or animal community, substantially 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?		✓		
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 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?				✓

Discussion:

- a) Based on the discussion and findings in Section IV. Biological Resources, there is evidence to support a finding that the project would have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below the self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of a rare or endangered plant or animal.

With the incorporation of mitigation measures into the project specified in Section IV. Biological Resources, potential impacts would be less-than-significant.

- b) Based on the discussion and findings in all Sections above, there is no evidence to suggest that the project would have impacts that are cumulatively considerable.

- c) Based on the discussion and findings in all Sections above, there is no evidence to support a finding that the project would have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

Mitigation/Monitoring: With the mitigation measures being proposed, the impacts from the project would be less-than-significant. See the attached Mitigation Monitoring Program (MMP) for a complete listing of the proposed mitigation measures, timing/implementation of the measures, and enforcement/monitoring agent(s).

INITIAL STUDY COMMENTS

PROJECT NUMBER UP20-0002 -Epic Wireless LLC

GENERAL COMMENTS:

Special Studies: The following project-specific studies have been completed for the proposal and will be considered as part of the record of decision for the Negative Declaration. These studies are available for review through the Shasta County Planning Division.

1. Photosimulations, AdvanceSim, August 26, 2019
2. Alternative Site and Height Analysis, Epic Wireless Group, LLC, May, 2020
3. Biological Resources Impact Analysis, Environmental Assessment Specialists Inc., May, 2020
4. Cultural Resources Assessment, Environmental Assessment Specialists Inc., May, 2020
5. Noise Compliance Report, Waterford Consultants, March, 2020
6. Wetland Screening and Jurisdictional Assessment, Environmental Assessment Specialists Inc., May, 2020

Agency Referrals: Prior to an environmental recommendation, referrals for this project were sent to agencies thought to have responsible agency or reviewing agency authority. The responses to those referrals (attached), where appropriate, have been incorporated into this document and will be considered as part of the record of decision for the Negative Declaration. Copies of all referral comments may be reviewed through the Shasta County Planning Division. To date, referral comments have been received from the following State agencies or any other agencies which have identified CEQA concerns:

1. California Department of Fish and Wildlife, Region 1-Northern
2. Shasta County Environmental Health Division
3. California Regional Water Quality Control Board

Conclusion/Summary: Based on a field review by the Planning Division and other agency staff, early consultation review comments from other agencies, information provided by the applicant, and existing information available to the Planning Division, the project, as revised and mitigated, is not anticipated to result in any significant environmental impacts.

SOURCES OF DOCUMENTATION FOR INITIAL STUDY CHECKLIST

All headings of this source document correspond to the headings of the initial study checklist. In addition to the resources listed below, initial study analysis may also be based on field observations by the staff person responsible for completing the initial study. Most resource materials are on file in the office of the Shasta County Department of Resource Management, Planning Division, 1855 Placer Street, Suite 103, Redding, CA 96001, Phone: (530) 225-5532.

GENERAL PLAN AND ZONING

1. Shasta County General Plan and land use designation maps.
2. Applicable community plans, airport plans and specific plans.
3. Shasta County Zoning Ordinance (Shasta County Code Title 17) and zone district maps.

ENVIRONMENTAL IMPACTS

I. AESTHETICS

1. Shasta County General Plan, Section 6.8 Scenic Highways, and Section 7.6 Design Review.
2. Zoning Standards per Shasta County Code, Title 17.

II. AGRICULTURAL AND FORESTRY RESOURCES

1. Shasta County General Plan, Section 6.1 Agricultural Lands.
2. Shasta County Important Farmland 2016 Map, California Department of Conservation.
3. Shasta County General Plan, Section 6.2 Timber Lands.
4. Soil Survey of Shasta County Area, California, published by U.S. Department of Agriculture, Soil Conservation Service and Forest Service, August 1974.

III. AIR QUALITY

1. Shasta County General Plan Section, 6.5 Air Quality.
2. Northern Sacramento Valley Air Basin, 2018 Air Quality Attainment Plan.
3. Records of, or consultation with, the Shasta County Department of Resource Management, Air Quality Management District.

IV. BIOLOGICAL RESOURCES

1. Shasta County General Plan, Section 6.2 Timberlands, and Section 6.7 Fish and Wildlife Habitat.
2. Designated Endangered, Threatened, or Rare Plants and Candidates with Official Listing Dates, published by the California Department of Fish and Wildlife.
3. Natural Diversity Data Base Records of the California Department of Fish and Wildlife.
4. Federal Listing of Rare and Endangered Species.
5. Shasta County General Plan, Section 6.7 Fish and Wildlife Habitat.
6. State and Federal List of Endangered and Threatened Animals of California, published by the California Department of Fish and Wildlife.
7. Natural Diversity Data Base Records of the California Department of Fish and Wildlife.

V. CULTURAL RESOURCES

1. Shasta County General Plan, Section 6.10 Heritage Resources.
2. Records of, or consultation with, the following:
 - a. The Northeast Information Center of the California Historical Resources Information System, Department of Anthropology, California State University, Chico.
 - b. State Office of Historic Preservation.
 - c. Local Native American representatives.
 - d. Shasta Historical Society.

VI. ENERGY

1. California Global Warming Solutions Act of 2006 (AB 32)
2. California Code of Regulations Title 24, Part 6 – California Energy Code
3. California Code of Regulations Title 24, Part 11 – California Green Building Standards Code (CALGreen)

VII. GEOLOGY AND SOILS

1. Shasta County General Plan, Section 5.1 Seismic and Geologic Hazards, Section 6.1 Agricultural Lands, and Section 6.3 Minerals.
2. County of Shasta, Erosion and Sediment Control Standards, Design Manual
3. Soil Survey of Shasta County Area, California, published by U.S. Department of Agriculture, Soil Conservation Service and Forest Service, August 1974.
4. Alquist - Priolo, Earthquake Fault Zoning Maps.

VIII. GREENHOUSE GAS EMISSIONS

1. Shasta Regional Climate Action Plan
2. California Air Pollution Control Officers Association (White Paper) CEQA & Climate Change, Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act

IX. HAZARDS AND HAZARDOUS MATERIALS

1. Shasta County General Plan, Section 5.4 Fire Safety and Sheriff Protection, and Section 5.6 Hazardous Materials.
2. County of Shasta Multi-Hazard Functional Plan
3. Records of, or consultation with, the following:
 - a. Shasta County Department of Resource Management, Environmental Health Division.
 - b. Shasta County Fire Prevention Officer.
 - c. Shasta County Sheriff's Department, Office of Emergency Services.
 - d. Shasta County Department of Public Works.
 - e. California Environmental Protection Agency, California Regional Water Quality Control Board, Central Valley Region.

X. HYDROLOGY AND WATER QUALITY

1. Shasta County General Plan, Section 5.2 Flood Protection, Section 5.3 Dam Failure Inundation, and Section 6.6 Water Resources and Water Quality.
2. Flood Boundary and Floodway Maps and Flood Insurance Rate Maps for Shasta County prepared by the Federal Emergency Management Agency, as revised to date.
3. Records of, or consultation with, the Shasta County Department of Public Works acting as the Flood Control Agency and Community Water Systems manager.

XI. LAND USE AND PLANNING

1. Shasta County General Plan land use designation maps and zone district maps.
2. Shasta County Assessor's Office land use data.

XII. MINERAL RESOURCES

3. Shasta County General Plan Section 6.3 Minerals.

XIII. NOISE

1. Shasta County General Plan, Section 5.5 Noise and Technical Appendix B.

XIV. POPULATION AND HOUSING

1. Shasta County General Plan, Section 7.1 Community Organization and Development Patterns.
2. Census data from U.S. Department of Commerce, Bureau of the Census.
3. Census data from the California Department of Finance.
4. Shasta County General Plan, Section 7.3 Housing Element.
5. Shasta County Department of Housing and Community Action Programs.

XV. PUBLIC SERVICES

1. Shasta County General Plan, Section 7.5 Public Facilities.
2. Records of, or consultation with, the following:
 - a. Shasta County Fire Prevention Officer.
 - b. Shasta County Sheriff's Department.
 - c. Shasta County Office of Education.
 - d. Shasta County Department of Public Works.

XVI. RECREATION

1. Shasta County General Plan, Section 6.9 Open Space and Recreation.

XVII. TRANSPORTATION/TRAFFIC

1. Shasta County General Plan, Section 7.4 Circulation.
2. Records of, or consultation with, the following:
 - a. Shasta County Department of Public Works.
 - b. Shasta County Regional Transportation Planning Agency.
 - c. Shasta County Congestion Management Plan/Transit Development Plan.
3. Institute of Transportation Engineers, Trip Generation Rates.
4. Governor's Office of Planning and Research's December 2018 *Technical Advisory on Evaluating Transportation Impacts in CEQA*

XVIII. TRIBAL CULTURAL RESOURCES

1. Tribal Consultation in accordance with Public Resources Code section 21080.3.1

XIX. UTILITIES AND SERVICE SYSTEMS

1. Records of, or consultation with, the following:
 - a. Pacific Gas and Electric Company.
 - b. Pacific Power and Light Company.
 - c. Pacific Bell Telephone Company.
 - d. Citizens Utilities Company.
 - e. T.C.I.
 - f. Marks Cablevision.
 - g. Shasta County Department of Resource Management, Environmental Health Division.

h. Shasta County Department of Public Works.

XX. WILDFIRE

1. Office of the State Fire Marshall-CALFIRE Fire Hazard Severity Zone Maps

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

None

**MITIGATION MONITORING PROGRAM (MMP)
FOR USE PERMIT 20-0002**

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
Section IV. Biological Resources			
<i>Special-Status Birds and Other Birds and Raptors</i>			
IV.d.1) To avoid impacts to nesting migratory birds and/or raptors, all vegetation removal and other ground disturbing activities should occur between September 1 and January 31 when birds are not nesting, if feasible; or	For the Life of the Use Permit	Resource Management, Planning Division / California Department of Fish and Wildlife	
IV.d.2) If construction activities occur during the nesting season, a qualified biologist shall conduct a pre-construction nesting bird survey to determine the presence of any active nests within 500 feet of the project site. The nesting bird survey shall be conducted within 14 days prior to commencement of ground-disturbing or other development activities. <ul style="list-style-type: none"> a. If the nesting bird survey shows that there is no evidence of active nests, then a letter report shall be prepared to document the survey and be provided to the project proponent, County, and the California Department of Fish and Wildlife. If development does not commence within 14 days of the nesting bird survey, or halts for more than 14 days, then an additional survey is required prior to starting or resuming work. b. If active nests are observed, construction activity must be prohibited within a 500-foot buffer around the nest until the nestlings have fledged. All construction activity within the vicinity of active nests must be conducted in the presence of a qualified biological monitor. Construction activity may encroach into the buffer area at the discretion of the biological monitor. Nest monitoring may also be warranted during certain phases of development to ensure nesting birds are not adversely impacted. c. If it becomes necessary to remove trees during construction of the project and active nests are found within any trees slated for removal or pruning, then an appropriate buffer determined by a qualified biologist shall be established around the tree and all trees within the buffer shall not be removed until a qualified biologist determines that the nest has successfully fledged and/or is no longer active. 	Prior to Issuance of Building Permit Final Inspection of Building Permit For the Life of the Use Permit	Resource Management, Planning Division / California Department of Fish and Wildlife	