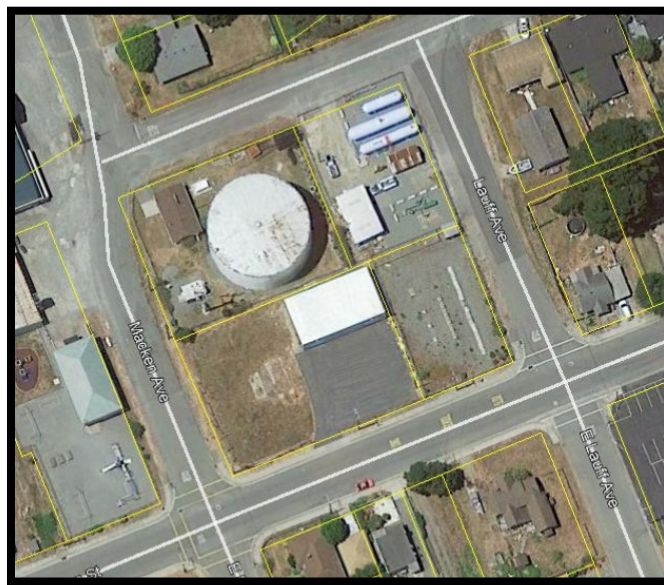


# Initial Study and Draft Mitigated Negative Declaration

**Tom Kraft**

**Rezone from R1-B6 to C-1 and Use Permit for Commercial Storage in a  
C-1 Zone District**

***March 2021***



*Prepared By*  
Del Norte County  
Community Development Department  
Planning Division  
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a) The project would have no foreseeable impacts on tribal cultural resources. A member of the Environmental Review Committee is a Native American representative and has not issued notice of any concern of resources on-site. Further, an AB 52 tribal consultation has been sent to local tribes associated with the project area and no requests for consultations have been received by the Lead Agency.....	18
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## Project Information Summary

- 1. Project Title:** Tom Kraft  
Rezone and Use Permit
  
- 2. Lead Agency Name and Address:** Del Norte County  
Planning Commission  
981 H Street, Suite 110  
Crescent City, CA 95531
  
- 3. Contact Person and Phone Number:** Heidi Kunstal  
(707) 464-7254  
hkunstal@co.del-norte.ca.us
  
- 4. Project Location and APN:** 205 Meridian Street, Crescent City, CA  
APN 120-280-018
  
- 5. Project Sponsor’s Name and Address:** Tom Kraft  
140 Tamarak Drive  
Crescent City, CA, 95531
  
- 6. County Land Use:** Urban Residential – six dwelling units per acre (UR 6/1)
  
- 7. County Zoning:** Single Family Residence District – B Combining District – 6,000 square foot minimum lot size (R1-B6)
  
- 8. Description of Project:**

Mr. Kraft owns a 121 feet wide by 164 feet long parcel located at the southeast corner of Macken Avenue and Meridian Street in the Crescent City urban area. The parcel is developed with a 40 feet wide by 70 feet long building that is currently used as a warehouse for Chimney Kraft, a heating/cooling contractor. Mr. Kraft is the former owner of the business and currently leases the building to the business’ new owner. Access to the building is from Meridian Street. The facility operates under a Use Permit for a Legal Non-Conforming Use which was granted by the Planning Commission due to the use of the building as storage pre-dating the current zoning and land use designations for the parcel.

Mr. Kraft proposes to rezone the parcel to Neighborhood Commercial (C-1), a Zone District that allows uses to be conditionally permitted when by their nature they are small, non-intensive, quiet and designed to fit within a residential neighborhood. The rezone would allow Mr. Kraft the opportunity to construct a new building and offer warehouse space for up to an additional four contractors or businesses needing supplementary storage. The new building would face Macken Avenue and be approximately 40 feet wide and 80 feet long (3,200 sq. ft.) The elevation drawings submitted with the application show four large entry doors to the building presumably one for each of the four warehouse spaces to be leased. The space would be used for storage only and no retails sales allowed.

In the case of the subject parcel, it is located within a 240 feet wide by 240 feet long block comprising four parcels with four unique property owners including Mr. Kraft. The neighboring properties within the block are developed with an abandoned power substation owned by Pacific Power and Light, a water tank and cellular tower owned by the City of Crescent City, and a small fuel tank yard owned by Blue Star Gas. All existing uses are currently non-conforming with regard to the current residential zoning and land use designations. The properties directly to the east across Meridian Street are developed with single family uses and the parcel immediately to the south on Macken Avenue is developed

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with a fenced playground owned by the Crescent City Foursquare Church. Mr. Kraft cites his experience with the existing business as evidence of the low intensity of the expanded use. On average, he noted in his application that 7 average daily trips to the building occur. With the new building being similar in size, he projects similar average daily trips.

Concurrent with the rezone, Mr. Kraft has submitted a Use Permit application to establish the commercial storage buildings on his parcel. The Use Permit would cover the existing and the proposed 40 feet wide by 80 feet long structure and the warehouse usage associated with them. Typical standard conditions for the use permit may include lighting standards, addition of curb, gutter and sidewalk where currently absent, provisions for off street parking and hours of operation. The issuance of the Use Permit would be conditioned upon approval of the Rezone by the Del Norte County Board of Supervisors.

**9. Surrounding Land Uses and Settings:**

As noted above the parcel is located in an area of mixed uses. The parcel immediately to the north is an abandoned electrical substation, the parcels to the east are developed with four single family residence, the parcel to the west is the City’s municipal water tank, cellular tower and ancillary structures and the land to the south is developed with a fenced playground for the Crescent City Foursquare Church.

- 10. Required Approvals:** Rezone (Del Norte County Board of Supervisors)  
Use Permit (Del Norte County Planning Commission subject to approval of Rezone by Del Norte County Board of Supervisors)

- 11. Other Approval (Public Agencies):** N/A

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

Native American tribes, traditionally and culturally affiliated with the project area have been notified of the project application completion and the beginning of the AB 52 consultation period pursuant to PRC §21080.3.1. Notification of the beginning of the AB 52 consultation period was provided December 11, 2020. No requests for consultation pursuant to PRC §21080.3.1 were not received.

### 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" without mitigation as indicated by the checklist on the following pages. All mitigation measures are provided in the Mitigation Monitoring and Reporting Program.

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

### Determination

On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	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.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
 Heidi Kunstal  
 Community Development Director

\_\_\_\_\_  
 Date

## Environmental Checklist

### 1. Aesthetics

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

### Discussion of Impacts

- a. The project would have no impact on a scenic vista.
- b. The project would not damage scenic resources, as there are no scenic resources on-site.
- c. The project would not substantially degrade the existing visual character of the site. The project would result in the addition of a 3,200 square foot building.
- d. The project will include lighting but all lighting will be directed downward away from neighboring properties. The Use Permit will have a lighting conditions placed upon it.

### Mitigation Measure AES-1

The following condition shall be placed upon the Use Permit:

Any on-site lighting would be required to comply with Del Norte County Code – General Provisions- Chapter 20 Section 48.050 which requires that all direct light be confined to the subject premises.

*Timing/Implementation: Prior to issuance of the Certificate of Completion associated with the Building Permit.*

*Enforcement: County Community Development Department*

*Monitoring: Six months after issuance of the Building Permit*

## 2. Agriculture and Forest Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion of Impacts

- a. No prime farmland exists on-site.
- b. No agricultural zoning exists on-site.
- c. No Timber Production zones exist on-site or adjacent to the property
- d. The project would not result in the loss of forestland.
- e. The project does not involve any other changes in the existing environment that could adversely affect farmland or timberlands.

## 3. Air Quality

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion of Impacts



- a. This project would have no foreseeable impact on scenic vistas.
- b. This project would have no foreseeable impact on scenic resources.
- c. The project would not degrade the existing visual character or public views of the site and its surroundings.
- d. The project does not propose any development which would create a new source of substantial light or glare which would adversely affect views.

#### 4. Biological Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion of Impacts

a-f. The .46 acre parcel is partially developed with an existing building and paved parking area. The undeveloped portion of the parcel is comprised of a combination of grass and common weeds. No habitat would be modified as a result of the rezone and use permit. Riparian habitat does not exist on site and the rezone and use permit would not affect the migratory patterns of wildlife. The project would not be in conflict with local ordinances or habitat conservation plans.

## 5. Cultural Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Discussion of Impacts

a-c. No cultural resources are known to exist on-site. The County records were searched for known cultural sites in the general project vicinity, and none were identified. The project is located on a previously heavily disturbed site. Notice was provided to the two tribes traditionally culturally affiliated with the project area and no comment was given with regard to cultural resources. Additionally, cultural staff from the Tolowa-Dee-ni’ Nation is a voting member of the County Environmental Review Committee which reviews projects and makes CEQA recommendations. While resources are not known to exist on-site, the possibility of an inadvertent discovery is always possible during construction or other implementation activities associated with the project. In this case, mitigation measures included as CULT-1 assigned to the project will ensure that any resources located on-site will be properly treated as to not cause a significant impact.

### Mitigation Measure CULT-1

An inadvertent discovery condition shall be added to the Use Permit advising that in the event of archeological or cultural resources are encountered during construction of the new warehouse building, work shall be temporarily halted and a qualified archaeologist, local tribes, and the County shall be immediately contacted. Workers shall avoid altering the materials and their context until a qualified professional archaeologist, in collaboration with the local tribes has evaluated the situation and provided appropriate recommendations. Project personnel shall not collect any resources.

*Timing/Implementation: Ongoing during the earthwork phase of the warehouse building subject to the Use Permit*

*Enforcement: County Community Development Department*

*Monitoring: N/A*

## 6. Energy

Would the project:	Potentially Significant Impact	Less Than Significant Impact 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts**

- a. The project would have no foreseeable impacts on increasing wasteful, inefficient, or unnecessary energy use due to the relatively small size of the project and the limited use of the building as a warehouse for businesses that operate off-site. The project will use minimal amounts of fuel and energy.
- b. This project does not conflict with nor obstruct a state or local plan for renewable energy or energy efficiency.

**7. Geology and Soils**

Would the project:	Potentially Significant Impact	Less Than Significant Impact 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:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts**

a-f. The project is not anticipated to cause significant impacts including the risk of loss, injury, or death related to soils impacts. The site is flat and has no potential for landslides, mass wasting, or other slope-related impacts. Seismic ground shaking and liquefaction could occur in any region of coastal California, however the potential impacts would be considered less than significant as structural development will be engineered and constructed to current building code. The site is not located on expansive soil as defined in Table 18-1-B and soils will not be utilized for sewage disposal. If a bathroom is added at a later date, the project will connect each unit to a private sewer system already developed in the project area. No known paleontological resources or unique geologic features are known to exist on site.

**8. Greenhouse Gas Emissions**

Would the project:	Potentially Significant Impact	Less Than Significant Impact	Less Than Significant Impact	No Impact
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		<b>with Mitigation Incorporated</b>		
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts**

a-b. In 2002, the California legislature declared that global climate change was a matter of increasing concern for the state’s public health and environment, and enacted a law requiring the State Air Resource Board (ARB) to control GHG emission from motor vehicles (Health and Safety Code §32018.5 et seq.). CEQA Guidelines define GHG to include carbon dioxide (CO2), nitrous oxide (N2O), hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. The California Global Warming Solutions Act of 2006 (AB 32) definitively established the state’s climate change policy and set GHG reduction targets (Health and Safety Code §38500 et seq.). The state has set its target at reducing greenhouse gases to 1990 levels by the year 2020.

Approval of the rezone and use permit and subsequent construction of the new building and sidewalk along Macken Avenue may generate GHG emissions as a result of combustion of fossil fuels used in construction equipment. Use of variety of construction materials would contribute indirectly to GHG emissions because of the emissions associated with their manufacture. The construction-related GHG emissions would be minor and short-term and would not constitute a significant impact based on established thresholds.

Vehicular emissions associated with the proposed building used as a four-unit warehouse is estimated at seven average daily trips by the applicant based on history with the existing warehouse building and typically usage by the business operator. Collectively, the additional GHG emissions associated with the additional building will be insignificant.

The project does not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

**9. Hazards and Hazardous Materials**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion of Impacts**

- a-c. The project would not create a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials. If approved, the applicant proposes to construct up to four warehouse spaces to store goods and materials for contractors or businesses that operate offsite. It is expected that any hazardous materials stored on-site will be below thresholds warranting oversight by the Del Norte Certified Unified Program Agency (DN CUPA). If a future end user does store hazardous materials over designated thresholds, the County will regulate the business and local first responders will be made aware through the California Environmental Reporting System (CERS) of the quantity and location of any hazardous materials on the property.
- d. The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.e.
- e. According the 2017 Airport Land Use Compatibility Plan, the project area is outside of any sensitive noise contour.
- f. This project would not impair or physically interfere with an adopted emergency response or evacuation plan.
- g. The project location is not located within an area subject to wildfires. It is located within the Local Responsibility Area for fire response with a low fire hazard severity rating due to surrounding urban and residential uses.

**10. Hydrology and Water Quality**

Would the project:	Potentially Significant Impact	Less Than Significant Impact 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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a manner which would result in flooding on- or off-site;				
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional source of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable ground water management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts**

- a. The project would amend the zoning for the .46 acre parcel allowing for the discretionary consideration of uses considered compatible with the Neighborhood Commercial Zone District (C-1). As noted earlier, the applicant has concurrently submitted a use permit application to allow for the future construction of a 3,200 sq.ft. warehouse building that would house up to four units/spaces for rent or lease and would be in addition to the existing 4,000 sq.ft. warehouse. Earth disturbance will be limited to the building site, parking area and addition of curb, gutter and sidewalk along Macken Avenue. As such, the project will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. If a bathroom is included with the project, the project will be required to connect to the public sewer system.
- b. The project site is served by public water. No impacts to groundwater will occur.
- c. Any future development on-site will be required as a condition of the building permit to address drainage. Based on existing site conditions, it is not expected that the project will create or contribute to runoff beyond the capacity of the existing stormwater system, result in substantial erosion on and off-site, or increase the amount of runoff that would result in flooding on and off-site.
- d. The project is not in any Special Flood Hazard Area and would not affect flood waters. Additionally, it is identified as being outside the Tsunami Hazard Map for Crescent City.
- e. The project will not conflict with or obstruct implementation of a water quality control plan or sustainable ground water management plan.

**11. Land Use and Planning**

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation of an agency adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts**

a-b. This project does not divide an established community nor does it cause a conflict with any land use plan in the County. The proposed project substantially will substantially conform to the General Plan as well as other applicable ordinances and code.

## 12. Mineral Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion of Impacts

a-b. No mineral resources are known to exist on site.

## 13. Noise

Would the project:	Potentially Significant Impact	Less Than Significant Impact 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion of Impacts

a-b. The project does not have the potential to generate a significant temporary or permanent increase in ambient noise levels in the vicinity of the project above that currently exists on the property. The increase in density caused by the addition of a 3,200 sq.ft. warehouse building with up to four renters/leases would not be expected to contribute to a greater generation of temporary or permanent noise. Temporary noise and vibration will be generated as a result of construction activities, however this is not considered significant nor will it exceed any applicable thresholds.

c. The project is located within two miles of McNamara Field and is within its Airport Influence Area as mapped in the Airport Land Use Compatibility Plan. The project does not fall within any noise contours that would indicate the exposure of the residential use to excessive noise levels generated by the airport.

## 14. Population and Housing

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact

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		Incorporated		
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion of Impacts**

- a. The project will not induce substantial population growth in the area. It is expected the renters/lessees of the warehouse building will be the owners of existing businesses in the area.
- b. The project would not displace substantial numbers of existing people or housing. The rezoning does not preclude the property owner from developing the property with residential uses as they remain a primary permitted use in the C-1 Zone District. The existing development pattern within the block in which the parcel is located makes residential development unlikely.

**15. Public Services**

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts**

- a. The project would not result in substantial adverse impacts associated with the need for new or altered governmental facilities and/or public services. Any impacts to service ratios, response times, or other performance objectives of these public services are expected to be less than significant.

**16. Recreation**

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact



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		Incorporated		
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts**

a-b. The project does not impact existing recreational areas nor does it increase the need for additional recreational facilities. The project does not increase the development potential above what currently exists.

**17. Transportation**

Would the project:	Potentially Significant Impact	Less Than Significant Impact 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision(b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts**

a. The project is not anticipated to conflict with a program, plan, ordinance, or policy addressing any circulation system. The property is currently used in a commercial manner and a small expansion of commercial use allowing for up to four renters/leases would not affect the circulation system. The use permit will require that road improvements be constructed which will be incorporated as conditions of approval for consistency with County Code.

b. The project is not expected to be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). According to application materials, the project is anticipated to generate 7 trips per day. According to the 2020 Del Norte Region SB 743 Implementation Plan, the Traffic Analysis Zone (TAZ 100) containing in the project area describes the average VMT to be approximately 5.08 daily per capita and 23.07 daily per employee. Further, the Plan provides for thresholds of significance that screen certain projects out of constituting a significant impact toward VMT generation. In this case, the project is expected to generate less than 110 trips per day, so it can be considered to have a less than significant impact as a ‘Small Project’ under Section 3.2.1 of the SB 743 Implementation Plan.

c. The project does not increase hazards due to a design feature .The project would allow access to the property from Macken Avenue, in addition to the existing access off Meridian Street. There are no dangerous features in the project area and this project would not require improvements that would introduce circulation or traffic safety hazards.

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d. The project would increase emergency access onto the property by adding access off Macken Avenue. No other emergency access in the surrounding area would be affected by development of this project.

### 18. Tribal Cultural Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion of Impacts

a) The project would have no foreseeable impacts on tribal cultural resources. A member of the Environmental Review Committee is a Native American representative and has not issued notice of any concern of resources on-site. Further, an AB 52 tribal consultation has been sent to local tribes associated with the project area and no requests for consultations have been received by the Lead Agency.

### 19. Utilities and Service Systems

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 providers existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Discussion of Impacts**

a-e. The project would not have any impact on utilities and service systems. The applicant has submitted materials showing that no significant impacts would occur as a result of public services needed at the project site. If the applicant proposes to construct a bathroom, the public sewer system would be capable of handling an additional connection. Public water is available to the parcel by the City of Crescent City. No shortage or lack of water pressure is anticipated. The project may result in a higher solid waste generation rate, however not in excess of established thresholds.

**20. Wildfire**

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts**

a-d. The project site is located in a Local Responsibility Area for fire management and in a Moderate Fire Hazard Area. The topography of the site is flat with a lack of wildland vegetation which would require mitigation for issues associated with rapid wildfire movement or an excess of fuels. No other significant wildfire risk exists as a result of this project. Additionally, the project would substantially impair an adopted emergency response plan or emergency evacuation plan.

**21. Mandatory Findings of Significance**

Would the project:	Potentially Significant Impact	Less Than Significant Impact 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 self-sustaining levels, threaten to eliminate a plant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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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 with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-c. The project does not 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 species to drop below 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. Additionally, the project does not have impacts that are individually limited but cumulatively considerable and does not have environmental effects which will cause substantial adverse effects on human beings directly nor directly.

## **Mitigation Monitoring Plan**

### **Aesthetics**

#### Mitigation Measure AES-1

Any on-site lighting would be required to comply with Del Norte County Code – General Provisions- Chapter 20 Section 48.050 which requires that all direct light be confined to the subject premises.

*Timing/Implementation: Prior to final inspection on the Building Permit*

*Enforcement: County Community Development Department*

*Monitoring: Building Permit inspection*

#### Mitigation Measure CULT-1

An inadvertent discovery condition shall be added to the Use Permit advising that in the event of archeological or cultural resources are encountered during construction of the new warehouse building, work shall be temporarily halted and a qualified archaeologist, local tribes, and the County shall be immediately contacted. Workers shall avoid altering the materials and their context until a qualified professional archaeologist, in collaboration with the local tribes has evaluated the situation and provided appropriate recommendations. Project personnel shall not collect any resources.

*Timing/Implementation: Ongoing during the earthwork phase of the warehouse building subject to the Use Permit*

*Enforcement: County Community Development Department*

*Monitoring: N/A*