

ENVIRONMENTAL INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

Zone Amendment 21-0004 & Use Permit 22-0004
(Tatom 2001 Trust)

October 6, 2022

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:**
Zone Amendment 21-0004 and Use Permit 22-0004
- 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:**
Elisabeth Towers, Associate Planner, (530) 225-5532
- 4. Project Location:**
The project is located approximately 0.33 miles northwest of the intersection of Deschutes Road and Plaza Drive on an approximately 6.42-acre property on the south side of Plaza Drive, Palo Cedro, CA 96073 (Assessor's Parcel Number 059-060-024)
- 5. Applicant Name and Address:**
Tatom 2001 Trust
P.O. Box 652
Palo Cedro, CA 96073
- 6. General Plan Designation:**
Commercial (C)
- 7. Zoning:**
Office Commercial combined with Design Review (C-O-DR)
- 8. Description of Project:**
The proposal consists of changing the zoning of the project site from the Office Commercial combined with Design Review (C-O-DR) zone district to the Commercial-Light Industrial (C-M) zone district and a use permit to develop a portion of the 6.42-acre property with a contractor's yard. The proposed contractor's yard includes a building containing 1,500 square feet of office space and 3,000 square feet of warehouse space as well as outdoor storage. Development of the site would require grading to prepare the site for improvements, filling of three ephemeral streams onsite, construction of the proposed building, paving for parking and drive aisles, landscaping, fencing, and other ancillary onsite improvements.
- 9. Surrounding Land Uses and Setting:**
The project site is vacant and undeveloped. The property has a gentle slope from west to east and southeast and is vegetated with oak woodlands and annual grasslands. There are five wetland features on the property consisting of four ephemeral streams (one being an abandoned irrigation ditch) and one ephemeral swale. The project site's northern boundary is adjacent to Plaza Drive with residential development, the Church of Latter-day Saints, and undeveloped commercially zoned property to the north of Plaza Drive. The land to the south and west of the property is undeveloped and zoned Planned Development (PD) for residential purposes and the property to the east is undeveloped and zoned PD for commercial purposes.

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):**
California Regional Water Quality Control Board
California Department of Fish and Wildlife
Shasta County Department of Public Works
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 of Northern California & Toyon Wintu Center (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 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. The Tribe received a certified letter of notification on March 4, 2022 with the 30-day notification period ending on April 4, 2022. 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.

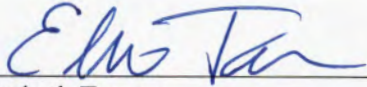
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

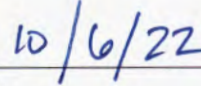
I find that the proposed project MAY have a potentially significant impact or potentially significant unless mitigated impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation 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 or 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 Elisabeth Towers, Associate Planner, at (530) 225-5532.



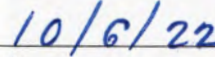
Elisabeth Towers
Associate Planner



Date



Paul A. Hellman
Director of Resource Management



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 result in an adverse effect on a scenic vista. A scenic vista is a viewpoint that provides expansive views of a highly valued landscape. The project site is relatively level and views from surrounding areas are largely obscured by the existing tree canopy and varied topography of the surrounding area. Currently, the only publicly accessible viewpoints of the project site are from State Highway 44. If the project is approved the applicant would be required to offer access rights on Plaza Drive to the public along the project frontage. There is no view of the project site which includes a scenic vista and the project would not visually obstruct a scenic vista.
- b) The project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway. The project site is in the Palo Cedro area approximately 815 feet south of State Highway 44. This segment of State Highway 44 is in a corridor within the natural and manmade environment contrast and is eligible for scenic highway designation by the State of California. The corridor is forested with oak woodland, and the project site has limited visibility through the trees, topography, and existing development in the vicinity that provides screening of the project site from the highway. The project site is adjacent to a church to the north and a mobile home to the southeast. The remaining property surrounding the project site is undeveloped and is zoned for commercial and residential development. The proposed project would either not be visible, would be mostly obscured from view, and/or be consistent with the existing character of contrast of the natural and manmade environment as travelers pass along the highway.
- c) The project would not substantially degrade the existing visual character or quality of the site and its surroundings. As discussed above, the proposed project would be shielded from the State Highway 44 corridor. There are no public trails in the vicinity with views of the project site. The project would not degrade the existing visual character or quality of the site and its surroundings. The project surroundings include a mix of residential and commercial uses. Compliance with general development standards for landscaping and outdoor storage area pursuant to the Shasta County Zoning Plan will be incorporated into the project as conditions of approval. These standards are intended to improve the aesthetics of new industrial development and outdoor storage.
- d) The project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. The project lighting plan will be required to meet Shasta County Zoning Plan Section 17.84.040 which requires all lighting to be designed and located so as to confine direct lighting to the premises and directs that a light source shall not shine upon or illuminate directly on any surface other than the area required to be lighted and that no lighting shall be of the type or in a location such that constitutes a hazard to vehicular traffic, either on private property or on abutting streets. Shasta County standard use permit conditions require the use of non-reflective construction materials. Compliance with these requirements would be confirmed through the review of building plans submitted with the building permit applications and approved the Shasta County Planning Division prior to issuance of the building permits.

Mitigation/Monitoring: None proposed.

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<p>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:</p>	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 (Farmland) on the map titled Shasta County Important Farmland 2016. The project site is classified as “Other Land”.
- b) Neither this property nor the surrounding properties are zoned for agricultural use nor are they in a Williamson Act Contract.
- 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)). The project site and surrounding properties are not forest land, timberland or zoned Timberland Production.
- d) The project would not result in the loss of forest land or conversion of forest land to non-forest use. The project site is not forest land.
- e) Neither the project site nor the surrounding parcels are classified Farmland. The project would have no effect on Farmland in the region. The project would not result in any other changes in the existing environment that could result in conversion of Farmland

to non- agricultural use, or conversion of forest land to non-forest use.

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 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 (NO_x) are a group of highly reactive gasses and are also known as "oxides of nitrogen." Because NO_x is an ingredient in the formation of ozone, it is referred to as an ozone precursor. NO_x is emitted from combustion sources such as cars, trucks and buses, power plants, and off-road equipment. Construction equipment and activities associated with making proposed improvements would generate air contaminants, including oxides of nitrogen (NO_x), reactive organic gases (ROG), carbon dioxide (CO₂) and particulate matter (PM₁₀), in the form of engine exhaust and fugitive dust.

Initial construction activities at the site would produce dust, engine exhaust, fumes from adhesives and/or solvents, and other common air contaminants typically associated with development projects. Day to day operations could generate dust and exhaust from use of mobile equipment, such as vehicles used offsite or maintained onsite, or a forklift to move and load/unload jobsite equipment and finished and raw materials within the outdoor storage area. The outdoor storage area would be surfaced with gravel in all areas where vehicles would operate and would be accessed from asphalt driveways within the parking area within the front portion of the property.

The number of equipment hours needed to prepare the site and construct the project will be relatively low because the project site is relatively flat, and the proposed structures are not substantial in size. With standard air quality measures in place to control fugitive dust, and with the equipment itself being subject to all applicable emissions requirements for off-road mobile sources of emissions, operation of mobile equipment during construction is not expected to generate significant emissions.

Day to day operations at the facility would generate a conservative estimate of approximately 32 one-way vehicle trips per day, including trips generated by employees arriving and departing for work, work vehicles departing and arriving to/from job sites, and miscellaneous incidental vehicle trips such as deliveries and re-loading trips. The project proposes two improved, paved encroachments along Plaza Drive to accommodate the daily employee vehicle and truck traffic to and from the project site. No stationary proposed emission sources, such as a generator are proposed. With relatively small amounts of motor oil and hydrologic oil proposed to be stored to maintain existing trucks and equipment, substantial pollutant concentrations and significantly objectionable odors are not anticipated from the project.

The Shasta County General Plan requires Standard Mitigation Measures and Best Available Mitigation Measures on all discretionary land use applications as recommended by the Shasta County Air Quality Management District (SCAQMD) to mitigate both direct and indirect emissions of non-attainment pollutants and all activities at the site would be subject to applicable SCAQMD rules governing air quality. Application of this requirement and compliance with SCAQMD rules in combination with the limited scope of improvements and limited operational daily vehicle trips 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.

Therefore, 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.

c-d) The project is in an area surrounding primarily by vacant land, commercial uses and a small number of residential units. The nearest residential units are located within a non-conforming mobile home park located approximately 65 feet to the southeast of the property boundary and a single-family residence which is located approximately 250 feet to northwest of the project sites northern boundary. In addition, there is a church located approximately 120 feet to the north of the project sites northern boundary. During construction, the proposed project presents the potential for generation of objectionable odors in the form of diesel exhaust in the immediate vicinity of the site. However, these emissions are short-term in nature and will rapidly dissipate and be diluted by the atmosphere downwind of the emission sources. Additionally, odors would be localized and generally confined to the construction area. The project does not result in a considerable increase in any criteria pollutant nor would the project result in a cumulatively considerable net increase of any criteria pollutant, including ozone, ozone pre-cursors or PM10 (particulate matter), the pollutants for which the Northern Sacramento Valley Air Basin is in non-attainment under the applicable State ambient air quality standard.

Based on the discussion in this Section and the application of standard mitigation measures as required by the General Plan the air quality impacts from the project would be less-than-significant.

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, a Biological Review prepared by Wildland Resource Managers (June 2022), and a Wetlands Delineation prepared by Wildland Resource Managers (December 2021), the following findings can be made:

- a) Wildland Resource Managers completed a biological review for the project site which identified several candidates, sensitive or special-status species referenced by the California Natural Diversity Database (CNDDDB) as present or potentially present on the project site. The biological review noted unspecified bat species in flight at the site and, while none were observed utilizing the woodland stand structures for roosting or maternal denning, potential nesting sites for both the Pallid bat and Western red bat exist within two oak woodland stands onsite. Trees that contain cavities, crevices and/or exfoliated bark have high potential to be used by various bat species. If removal or disturbance of trees identified to have roost structure will occur during the bat maternity season, when young are non-volant (March 1 – Aug 31), or during the bat hibernacula (November 1 – March 1), when bats have limited ability to safely relocate roosts, it could cause a significant impact to bats through direct mortality during the roost removal. To avoid impacts mitigation has been proposed and the project has been designed to retain all native California oak trees onsite. Suitable habitat for nesting birds including the Yellow-Breasted Chat were also found onsite. Mitigation measure IV.a.2 will require that adequate surveys are conducted for nesting birds prior to removal of trees other than native California oak trees and that adverse impacts to nesting birds will be avoided with the proper measures. In addition, no shrub habitat will be impacted by the proposed project. Suitable habitat for spade foot toad were found on the project site but surveys conducted in late fall and early winter of 2021 determined that the species was not present on the property. In addition, Wildland Resource Managers indicated that the ephemeral swale on the project site contains only one small area that ponds water for a very short duration after a rain event. The western spade foot toad reproduction cycle requires that a wetland hold water for at least 30 days for the larvae to survive. Site observations showed that water ponded for only a few days at most after a storm event that occurred during the observation period from October 13, 2021 through January 10, 2022.

The biological report also cites the potential for the following endangered botanical species: Baker’s navarretia, Boggs Lake hedge-hyssop, Legenere, Red Bluff dwarf rush, and Redding checkerbloom. It was determined that none of these species were found during the survey period. Habitat for Boggs Lake hedge-hyssop and Legenere including suitable soils, vernal pools, and shallow ponded water were not present onsite. Habitat for Baker’s navarretia may occur within the project area during wet years. Climatic conditions conducive to propagation of the species have not existed in the last three years, the species was not observed onsite in 2022 and the probability of presence is very low. Red Bluff dwarf rush is found near the project and there is suitable habitat for this species on the project site within the wet swale area. This portion of the project site is designated as a non-disturbance area.

With the mitigation measures being proposed, 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.

- b) The biological review and comments from the CDFW identified a number of sensitive biological resources on the project site including the presence of wetland features and Valley Oak Woodlands. The biological survey identified three oak woodland stands containing 127 oaks greater than 6 inches in diameter and ranging in size from 6 to 60 inches. Two of those stands are associated with the project site with the third located within an adjoining property owned by the applicant. One grove within the project site is aligned north-south on the eastern portion of the site and within a designated non-disturbance area. The second stand is on the western portion of the property in an area where no development is currently proposed, but could be proposed in the future. Mitigation measure IV.b.1 seeks to retain existing oak trees greater than 6 inches in diameter where feasible. If oaks of significance are proposed to be removed in the future, mitigation measure IV.b.1. offers a prescriptive replacement ratio of a minimum of 2:1. Wetland features were identified onsite, but no riparian habitat was found on the project site associated with the features. Mitigation for loss of wetlands will be addressed with mitigation measure IV.c.1.

Adverse effects to birds and other nocturnal species, including aquatic species, due to artificial lighting could be significant as a result of the proposed development. With several wetland and oak woodland features throughout the project site, this poses a circumstance that should be addressed to minimize impacts from artificial lighting to such species. Shasta County Development Standards (SCC 17.84.050) ensures that light pollution does not affect neighboring properties by requiring exterior lighting to be shielded and not shine directly upon neighboring properties. Mitigation measure IV.b.2 would extend those lighting standards to adjacent wetland or oak woodland habitat. By shielding and directing exterior lighting downward and away from adjacent sensitive habitat, the impacts would be reduced to less-than-significant.

- c) Wildland Resource Managers completed a wetlands delineation, which identified five wetland features associated with the project site. The first wetland feature is a low swale area on the eastern portion of the project site that lays on a north to south axis and terminates at the south property line where an earthen berm prevents water from leaving the property. This wetland site is located in an area defined on the proposed site plan as a non-disturbance area and will not be impacted by the project. The proposed non-disturbance area affords greater protection of this wetland than was provided by a non-disturbance area established by the land

division map that created the property (35PM56). The second wetland site includes two ephemeral streams that drain the western most portion of the property. These two streams converge on the property as a singular stream and continue flowing eastward to a flat area where the channel ends and the water sheet flows in a northerly and easterly direction. These wetland features are located within an area of the property that is not proposed to be developed. Three ephemeral streams will be impacted by this project. One of these is an abandoned irrigation ditch that when it did receive irrigation water flowed from south to north along the center of the project site and then turned east along Plaza Road. A low swale area that carries a limited amount of water west to east during and immediately after a storm event will also be impacted by the project. The third wetland feature to be impacted is a shallow ephemeral stream following a south to north orientation near the northern property line. This stream also holds water only during and immediately after a storm event. Mitigation Measure IV.c.1 will condition Exhibit A to Use Permit 22-0004 to require that the applicant mitigate impacts to these wetlands at a 2:1 ratio unless mitigation at a ratio between 1:1 and 2:1 is acceptable to the regulatory agencies with jurisdiction.

- d) No creeks, streams or rivers flow through or adjacent to the property. The project is not proposed to remove any oak woodland habitat or trees which could otherwise be suitable for nesting birds. However, mitigation measure IV.a.2 will address potential impacts to tree and ground nesting birds. No other alteration is proposed to the site that would 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) The project would not conflict with any ordinances or policies which protect biological resources. Shasta County Board of Supervisors Resolution No. 95-157 provides guidance regarding use and protection of oak trees on a voluntary basis. The development plan for the site retains existing oak trees.
- 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.

Mitigation/Monitoring: With the mitigation measures being proposed, the impacts will be less-than-significant:

Bats

IV.a.1) In order to avoid impacts to bats, the following shall be implemented:

- a. Conduct removal and disturbance of trees outside of the bat maternity season and bat hibernacula (September 1 to October 31).
- b. If removal or disturbance of trees will occur during the bat maternity season, when young are non-volant (March 1 - August 31), or during the bat hibernacula (November 1 - March 1), large trees (those greater than 6 inches in diameter) shall be thoroughly surveyed for cavities, crevices, and/or exfoliated bark that may have high potential to be used by bats within 14 days of tree removal or disturbance. The survey shall be conducted by a qualified biologist or arborist familiar with these features to determine if tree features and habitat elements are present. Trees with features potentially suitable for bat roosting should be clearly marked prior to removal and humane evictions must be conducted by or under the supervision of a biologist with specific experience conducting exclusions. Humane exclusions could consist of a two-day tree removal process whereby the non-habitat trees and brush are removed along with certain tree limbs on the first day and the remainder of the tree on the second day.

Nesting Birds and/or Raptors

IV.a.2) In order to avoid impacts to nesting migratory birds and/or raptors protected under federal Migratory Bird Treaty Act and California Fish and Game Code Section 3503 and Section 3503.5, including their nests and eggs, one of the following shall be implemented:

- a. Vegetation removal and other ground-disturbance activities associated with construction shall occur between September 1 and January 31 when birds are not nesting; or
- b. If vegetation removal or ground disturbance activities occur during the nesting season (February 1 through August 31), a pre-construction nesting survey shall be conducted by a qualified biologist within 14 days of vegetation removal or construction activities. If an active nest is located during the preconstruction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the Department of Fish and Wildlife (CDFW). No vegetation removal or construction activities shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the pre-construction surveys shall be sent electronically to CDFW at R1CEQARedding@wildlife.ca.gov.

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- IV.b.1) To reduce the adverse impacts to oak woodland habitat present on the project site, the following measures shall be taken:
- a. Oak trees over six inches in diameter shall be maintained on the property where feasible. Oak trees within the non-building/non-disturbance areas shall be maintained on the property. The oak trees identified on the project site plan shall be maintained on the property and protected from impacts resulting from development activities, including ground disturbance within the dripline.
 - b. If oaks greater than six inches in diameter are proposed to be removed, the oak trees shall be replaced at a ratio of 2:1 in a suitable location elsewhere on or off site with monitoring of the survival of the plantings for a period of three years. In the event of mortality, the monitoring period shall be extended for additional periods of three years as needed to demonstrate survival of the number of plantings required to ensure replacement. The planting of oak trees for mitigation purposes shall be done in accordance with State Fire Code requirements so that they are not required to be removed for fire protection purposes in the future. A completed contract for planting and monitoring shall be presented prior to issuance of the building permit. A contract for planting and monitoring shall be executed by a qualified individual or company including a Registered Professional Forester, a landscaping contractor, certified horticulturalist, and/or certified arborist, may propose off-site mitigation, and shall be provided to the California Department of Fish and Wildlife for review and comment prior to execution.

This requirement shall not prohibit the removal of oak trees as necessary to comply with defensible space requirements of the State Fire Code after the improvements are completed. However, no tree that has been identified as part of the mitigation requirements for the project, either on the final map or a planting plan, shall be removed in order to meet defensible space requirements or for any other purpose without further mitigation.

- IV.b.2) To mitigate adverse effects on birds and other nocturnal species, including aquatic species, from artificial lighting the project shall incorporate limitations to outdoor lighting in the following manner:

Lighting fixtures shall be shielded downward and installed in a manner that limits photo-pollution and light spillover onto adjacent wildlife habitat. This requirement is in addition to Shasta County Development Standards (SCC17.84.050) which require such measures be taken regarding neighboring property boundaries. The applicant shall demonstrate that these requirements will be met as part of the application for building permits or electrical permits for exterior lighting.

- IV.c.1) To mitigate adverse impacts to federally protected wetlands and sensitive species and habitat associated with the wetlands, the following measures shall be taken:

- a. Request preliminary jurisdictional determination or approved jurisdictional determination from the United States Army Corps of Engineers (ACOE) for the draft aquatic resources delineation prepared for the project. If it is determined that jurisdictional waters exist within the project site, the applicant shall comply with ACOE regulatory requirements, including but not limited to compensatory or other mitigation for project impacts on jurisdictional waters. Compensatory mitigation shall be at a 2:1 ratio unless mitigation at a ratio between 1:1 and 2:1 is acceptable to the regulatory agencies with jurisdiction.
- b. Whether or not its determined that wetland features within the project site are within ACOE jurisdiction, the applicant shall file a report of waste discharge with the State of California Regional Water Quality Control Board (RWQCB) and, if applicable, comply with RWQCB waste discharge requirements, including but not limited to compensatory or other mitigation for project impacts on jurisdictional waters. Compensatory mitigation shall be at a 2:1 ratio unless mitigation at a ratio between 1:1 and 2:1 is acceptable to the regulatory agencies with jurisdiction.

<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				

<u>V. CULTURAL RESOURCES</u> – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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, and an Archeological Inventory Survey Prepared by Jensen and Associates (2004), the following findings can be made:

a-b) The project would not cause a substantial adverse change in the significance of an archaeological or historical resource. Information about the project was sent to the Northeast Information Center of the California Historical Resources Information System, which reviewed the project and commented that the project area is considered to be moderately sensitive for cultural resources. A field survey, conducted by Jensen and Associates in 2004 which included the project area determined that there were no prehistoric or historic resources within the project boundaries. There are no evident above surface historical or cultural resources present within the project site.

Although there is no evidence to suggest that the project would result in any significant effect to archaeological, historical, or paleontological resources, there is always the possibility that such resources could be encountered. Therefore, a condition of project approval will require that if, in the course of development, any archaeological, historical, or paleontological resources are uncovered, discovered or otherwise detected or observed, development 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) The project site is not on or adjacent to any known cemetery or burial area. Therefore, there is no evidence to suggest that the project would disturb any human remains.

The Wintu Tribe of Northern California has requested notification of proposed projects located within their geographic area of traditional and cultural affiliation in accordance with Public Resources Code section 21080.3(b), also known as AB52. The project is located within the Tribe's geographic area of traditional and cultural affiliation, and notification was received via certified mail on March 4, 2022 and delivered to the designated Tribal Representative. Consultation was not requested by a representative of the Wintu Tribe of Northern California within the 30-day notification period ending April 4, 2022.

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 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. The project is a consumer and end user of electricity and fuel. It is assumed that electricity consumed by the project would be provided by the applicable service provider in accordance with state renewable energy plans and that vehicles used by the project would conform with state regulations and plans regarding fuel efficiency. At the local level, the County's Building Division enforces, and the project would conform with 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;

There are no known earthquake faults in the vicinity of the project site. 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 (CBC). In addition, a soils report would be required for the project that would determine the expansive potential of site soils and provide recommendations for site preparation and construction methods. Compliance with these CBC standards and soils report recommendations would ensure that the structures and associated improvements are designed and constructed to withstand expected seismic activity and associated potential hazards.

iii) Seismic-related ground failure, including liquefaction;

According to the California Department of Conservation, the project site and surrounding area are not designated as earthquake hazard zones indicating that there is a low risk of ground failures during seismic activity including fault rupture, liquefaction, and landslide. The project site is located in the South Central Region (SCR), which is identified as an area of potential liquefaction in Section 5.1 of the Shasta County General Plan. The currently adopted Code requires preparation and review of a site specific soils report as part of the building design and approval process. The soils report must be prepared by a California registered professional engineer and would address potential seismic-related ground failure concerns, if any. There is no evidence of seismic-related ground failure, including liquefaction on or near the project site.

iv) Landslides.

The project site has relatively flat topography, the region is at low risk of seismic-induced landslide according to the California Department of Conservation, and the project site is not located at the top or toe of any significant slope. There is no evidence of landslides on the subject property or the surrounding area.

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 project site is relatively flat. Soils at the project site consist of Inks-Pentz complex, 30 to 50 percent slopes (IeE), Churn gravelly loam, 0 to 3 percent slopes (CeA), and Honn fine sandy loam, 0 to 3 percent slopes (HgA). The Soil Survey of Shasta County, completed by the United States Department of Agriculture, Soil Conservation Service and Forest Service in August, 1974, indicates these soil types have a hazard of erosion ranging from slight to high. A grading permit is required prior to any grading activities. The grading permit includes requirements for erosion and sediment control, including retention of topsoil. In addition, because the project would involve the disturbance of more than one acre of land a state Construction General Permit (CGP) is required for the project. The CGP would require the implementation of storm water pollution controls during construction and post construction. The requirements would also address erosion and sediment control.

c) The topography of the site is flat. 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

d) The site soils are not described as expansive soils in the "Soil Survey of Shasta County," of Inks-Pentz complex, 30 to 50 percent slopes (IeE), Churn gravelly loam, 0 to 3 percent slopes (CeA), and Honn fine sandy loam, 0 to 3 percent slopes (HgA) soils are considered to have low shrink-swell (expansive) potential. The California Building Standards Code enforced by Shasta County requires a soils report be prepared and submitted with building permit applications that would determine the expansive potential of site soils and provide recommendations for site preparation and construction methods. The report must be prepared by a California Licensed Engineer and would adequately address soil conditions at the site.

e) The project would utilize a municipal sewer system for disposal of wastewater.

f) The project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

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. In 2016, SB 32 and its companion bill AB 197 amended Health and Safety Code Division 25.5, establishing a new climate pollution reduction target of 40 percent below 1990 levels by 2030.

California Senate Bill (SB) 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 (OPR) 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 County has historically utilized 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. 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.

Operational emissions from the proposed project would be significantly less than the quantitative non-zero project-specific thresholds described above. 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. All off-road equipment used during construction would be in conformance with applicable emissions standards. Post construction operation of the site are not expected to generate significant GHG emissions based on the scale of the operations and number of employees (8). Therefore, this project is not expected to be a significant source of construction or ongoing GHG emissions.

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-c) Contractor businesses routinely transport, use, and dispose of hazardous materials in the course of conducting business. Such materials include fuels, oils, solvents, etc. Based on the scale of the business and number of employees, the operator is not expected to handle significant quantities of hazardous materials at the site. If hazardous materials are to be handled in reportable quantities (55 gallons (liquids), 500 pounds (solids), or 200 cubic feet for a compressed gas), the applicant is required by law to have a Hazardous Materials Business Plan in place prior handling hazardous materials at the site. Therefore, the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; 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; or not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. There are no existing or proposed schools within one-quarter mile of the project site.
- d) The project is not located on a site which is included on a list of hazardous materials sites compiled by the California Department of Toxic Substances Control pursuant to Government Code Section 65962.5.
- e) The project is not located within an airport land use plan or within two miles of a public airport or public use airport.
- f) The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. 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.
- g) The Shasta County Fire Department has indicated that the project is located in an area designated as “High” fire hazard severity zone. All driveways and buildings for the proposed project would be constructed in accordance with the Shasta County Fire Safety Standards. These standards also require the clearing of combustible vegetation around all structures for a distance of not less than 30 feet on each side or to the property line. The California Public Resources Code Section 4291 includes a “Defensible Space” requirement of clearing 100 feet around all buildings or to the property line, whichever is less. The project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. Approximately 2

acres of open grass field will be substantially replaced with hardscape improvements including the proposed Warehouse and office building, outdoor storage area, and paved driveways. The remaining areas of the property consist of grassland and oak woodland vegetation. The project site is located within the Cal Fire district referral area and all development plans will require their review and approval prior to issuance of building permits.

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 or otherwise substantially degrade surface or ground water quality. Through adherence to construction standards, including erosion and sediment control measures, water quality and waste discharge standards will not be violated. Nor would surface or ground water quality be otherwise substantially degraded. Grading will be needed for this project. A grading permit will be required. The provisions of the permit will address erosion and siltation containment on- and off-site.
- b) The project would not substantially deplete decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. The project will connect to Bella Vista Water District lines and does not propose to include any private on-site wells. The District is responsible for review of groundwater supplies prior to approving the water supply for the project. Bella Vista Water District provided a letter for the project stating that they will provide water service subject to the payment of all applicable connection fees. The proposed Contractors Yard is not a high-water demand use.
- c) The project would not substantially alter the existing drainage pattern, 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.

The topography of the site is predominantly flat with gentle slopes. The existing drainage pattern on the property includes several ephemeral streams and swales. The swale area terminates at a low berm along the south side of the property, preventing water from leaving the project area. Proposed improvements include the addition of approximately 0.31 acres of impervious surface. The remaining areas of development within the property used for outdoor storage will include gravel surfacing. A grading permit will

be required for future development on proposed parcels, and compliance with all provisions of the permit which will address erosion and siltation containment on- and off-site. In addition, The Shasta County Department of Public Works will review plans for roads, grading, drainage and other plans for improvements within the public right-of-way prior to any construction.

- d) The project is not in a flood hazard, tsunami, or seiche zone. The project is located just south of Shasta Lake, but east of Shasta Dam and not within the dam failure inundation area of Shasta Dam or any other local dams (Division of Safety of Dams 2021).
- 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 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 of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. The General Plan designation of the parcel is Commercial (C) and the zoning of the parcels is Office Commercial combined with Design Review district (C-O-DR).

The proposal consists of changing the zoning of Assessor’s Parcel Number 059-060-024-000 from the Office Commercial combined with Design Review (C-O-DR) zone district to the Commercial-Light Industrial (C-M) zone district and a use permit to redevelop the project site into a contractor’s yard. The purpose of the C-M zone district is to provide for selected retail sales and services that are considered inappropriate in other commercial areas due to size or operating characteristics, such as wholesale sales, warehousing, distributing and storage activities and light manufacturing. A contractor’s yard is a permitted use in the C-M zone district, subject to the approval of a use permit and the proposed C-M zone district is consistent with the existing C General Plan land use designation.

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 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. No locally important mineral resources appear to exist on the project site and the project area was excluded from the Mineral Land Classification Study. 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) The project would not generate 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.

The General Plan Noise Standard is 55 hourly L_{eq} daytime, and 50 hourly L_{eq} nighttime. The nearest noise sensitive uses are non-conforming mobile home park 75 feet to the southeast of the project site, a church approximately 120 feet from the project site, and a residence approximately 600 feet northwest to the northwest of the project site.

Temporary project related noise sources would include human speech and the use of vehicles and equipment during construction activities. Temporary noise impacts are proposed to be minimized with a standard condition of approval that would limit the hours during which on-site activities can take place.

Long term operations at the site would result in both permanent and periodic increases in the ambient noise level. Operational noise will intermittent and will be limited to sources which may include vehicular traffic throughout the site, moving, placement, loading and unloading of materials and equipment in the outdoor storage area, periodic use of maintenance tools within the warehouse building, use of building maintenance systems such as air conditioning systems, and human speech and other general activities associated with the use of the building and outdoor areas. Implementation of the standard conditions of approval would reduce potential temporary and periodic noise impacts of the project to a less-than-significant level.

The project is located in the vicinity of Highway 44 and Deschutes Road. Noise sensitive uses in this area are exposed to ambient noise levels that are generally greater than areas than proposed intermittent noise sources introduced by the project, particularly the closer to the centerline of Highway 44 and Deschutes Road the sensitive receptor is. Therefore, the project is not expected to create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

- b) There is no identified source of groundborne vibration or groundborne noise levels in the project area. The project does not include the use of equipment or conduct of activities such as impact pile drivers, blasting, and drop balls that are commonly associated with potentially significant groundborne vibration and noise. Typical construction equipment and vehicles that would be used at the site do not commonly create significant groundborne vibration and noise levels. Therefore, the project would not result in significant exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.
- c) The project is not located within the vicinity of a private airstrip or an airport land use plan, or within two miles of a public airport or public use airport.

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 would not induce substantial unplanned population growth in an area, either directly or indirectly. Based on the size of the facility and office space it can be estimated that approximately eight employees would be expected to work at this site. The facility may create additional employee positions, but it is not anticipated that all of these positions would be filled by new residents of Shasta County. Even if all eight employees were new residents to Shasta County this would result in a population growth of roughly 20 persons based on Shasta County’s average household size of 2.48 persons. Given a total County population of approximately 180,080 (U.S. Census, July 1, 2019) this would not be a substantial increase in population. The project does not include the development of new homes, nor does it include the extension of any permanent roads or other infrastructure. Therefore, the project is not expected to otherwise induce substantial growth in the area.
- b) The project does not include the demolition 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 an area which is designated as a “High” fire hazard severity zone and within a State Responsibility Area. The property receives fire protection services from the Shasta County Fire Department (SCFD). A preliminary review of the project was completed by the SCFD and no significant additional level of fire protection has been identified as necessary to serve this project. Construction plans will be reviewed by the SCFD to determine the location and number of fire hydrants to be installed, if needed, according to Fire Safety Standards.

Police Protection

The County employs a total of 165 sworn and 69 non-sworn County peace officers (Sheriff’s deputies) to serve a population of 66,850 Initial Study – ZA21-0004 & UP22-0004 – Tatom 2001 Trust

persons that reside in the unincorporated area of the County (United States Census Bureau April 1, 2020). This level of staffing equates to a ratio of approximately one officer per 286 persons. The project will not include additional residences, with no additional population. Common issues with uses of this type include petty theft, alarm calls, attempted burglary, burglary, and suspicious vehicles/persons/circumstances. Materials and equipment could be a potential target for petty theft, burglary, and vandalism and potentially lead to an increase in calls for service in the area. However, the Sheriff's Office has reviewed the project and has not determined that the project would trigger the need for new police protection facilities.

Schools

The project would add a negligible number of new jobs at the project site and would not be expected to directly or indirectly generate any new school enrollments or otherwise affect schools. Potential impacts to schools will be mitigated through the payment of applicable development impact fees prior to the issuance of a Certificate of Occupancy.

Parks

The project is located in the unincorporated portion of Shasta County which does not have a formal park and recreation program normally found within incorporated cities.

Other public facilities

Potential impacts to general government services, public health, the library system, animal control, and the roadway system will be mitigated through the payment of applicable development impact fees prior to the issuance of a Certificate of Occupancy.

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. School facilities are typically used for sports and recreation. The City of Redding also has a number of recreational facilities. In addition, there are tens of thousands of acres of rivers, lakes, forests, and other public land available for recreation in Lassen National Park, the Shasta and Whiskeytown National Recreation Areas, the National Forests, and other public land administered by Bureau of Land Management.

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?				✓
			✓	

XVII. <u>TRANSPORTATION</u>: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 will result in the construction of an office building and warehouse building, which could be expected to generate approximately 32 vehicle trips per day based on the number of employees and the plan to operate the contractor’s yard. The project would not generate enough traffic to significantly reduce the volume-to-capacity ratio of adjacent roadways to a reduced level of service. The project will contribute to traffic impact fees during the building permit process. The project would not conflict with the Shasta County General Plan Circulation Element policies for transit and pedestrian bicycle modes, the 1998 Shasta County Bikeway Plan, and with the Regional Transportation Plan.
- b) The project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). Senate Bill (SB) 743 of 2013 (CEQA Guidelines Section 15064.3 et seq.) established a change in the metric to be applied in determining transportation impacts associated with development projects. Rather than the delay-based criteria associated with a Level of Service (LOS) analysis, the change in vehicle miles traveled (VMT) as a result of a project is now the basis for determining CEQA impacts with respect to transportation and traffic. As of the date of this analysis, the County of Shasta has not yet adopted thresholds of significance related to VMT. As a result, the project related VMT impacts were assessed based on guidance provided by the California Governor’s Office of Planning and Research (OPR) in the publication Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory, 2018. 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 or attracting fewer than 110 trips per day, and is therefore assumed to have a less than significant impact.
- c) The project would not substantially increase hazards due to a geometric design feature or incompatible uses. The project proposes no such features and is subject to the fire safety and road improvement standards found within the Shasta County Development Standards Manual.
- d) The project would not result in inadequate emergency access. The project has been reviewed by the Shasta County Fire Department which has determined that there is adequate emergency access.

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, and a Cultural Resources Inventory Survey prepared by Genesis Society (2021), the following findings can be made:

- a) The project would not cause a substantial adverse change in the significance of a tribal cultural resource as there is no evidence of historical resources at the site that are listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources; or 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 accordance with Public Resources Code (PRC) Section 21080.3.1, the Wintu Tribe of Northern California & Toyon Wintu Center (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 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. The Tribe received a certified letter of notification on March 4, 2022, with the 30-day notification period ending April 4, 2022. 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
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?			✓	
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				✓

XIX. UTILITIES AND SERVICE SYSTEMS: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 project would not require or result in the relocation or construction of 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 will be served by the Bella Vista Water District. The Bella Vista Water District has indicated that water service to this parcel will be provided contingent upon compliance with all rules, regulations, policies, resolutions, costs, and specifications that are in effect at the time connection to the Districts water system is requested.

The project will be served by the Palo Cedro wastewater treatment system. The Palo Cedro Community Service Area (CSA No. 8) has indicated that it has adequate capacity to serve the project without the need for construction of new wastewater treatment facilities, or expansion of existing facilities. The CSA No. 8 wastewater treatment system is in compliance with Federal, State, and local statutes and regulations related to water quality.

- b) The project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. The project will be served by the Bella Vista Water District. The Bella Vista Water District has indicated that it has adequate capacity to serve the project without the need for construction of new water treatment facilities, or expansion of existing facilities.
- c) The project would 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. The project will be served by the CSA No.8 wastewater treatment system. The CSA has indicated that there are a total of 10 sewer household equivalents (HEs) assigned to the subject parcel and that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.
- d) 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. The project would be served the West Central Landfill which has sufficient permitted capacity to accommodate the project's solid waste disposal needs.
- 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				✓

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
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 downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				✓

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 substantially impair an adopted emergency response plan or emergency evacuation plan. The project would conform to Shasta County Fire Safety Standards and ensure that adequate emergency ingress, egress and fire suppression water would be provided for the site. It would not conflict with any other aspect of the County’s adopted Hazard Mitigation Plan.
- b) The project is in the “High” fire hazard severity zone with topography on the site being predominantly flat. The proposed project would not alter the topography, modify or redirect prevailing winds or include significant sources of potential ignition that would significantly 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. The topography of the site is relatively flat. Project development would require a grading permit and compliance with all provisions of the permit which would address erosion. In addition, the project will disturb more than an acre of land. Therefore, the applicant will also be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and obtain a General Construction Storm Water Permit (GCP) from the State of California Regional Water Quality Control Board. The SWPPP and GCP would include specific erosion control measures and monitoring requirements. Soil will be stabilized and stormwater runoff will be controlled by use of construction BMPs.

Mitigation/Monitoring: None proposed.

XIX. <u>MANDATORY FINDINGS OF SIGNIFICANCE:</u>	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 could 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, the impacts will be less-than-significant.

Based on the discussion and findings in Section V. Cultural Resources, there is no evidence to support a finding that the project would have the potential to eliminate important examples of the major periods of California history or prehistory.

- 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 ZA21-0004 & UP22-0004 (Tatom 2001 Trust)

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 Mitigated Negative Declaration. These studies are available for review through the Shasta County Planning Division.

1. Tatom Plaza Drive Property: APN 059-606-024 & 25 Biological Review, Wildland Resource Managers, June 2022.
2. Tatom Plaza Drive Property: APN 059-606-024 & 25 Wetland Delineation, Wildland Resource Managers, December 2021.

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 Mitigated 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
2. California Department of Transportation (Caltrans)
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

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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.

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 Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p>3503 and Section 3503.5, including their nests and eggs, one of the following shall be implemented:</p> <ul style="list-style-type: none"> a. Vegetation removal and other ground-disturbance activities associated with construction shall occur between September 1 and January 31 when birds are not nesting; or b. If vegetation removal or ground disturbance activities occur during the nesting season (February 1 through August 31), a pre-construction nesting survey shall be conducted by a qualified biologist within 14 days of vegetation removal or construction activities. If an active nest is located during the preconstruction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the Department of Fish and Wildlife (CDFW). No vegetation removal or construction activities shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the pre-construction surveys shall be sent electronically to CDFW at RICEQARedding@wildlife.ca.gov. <p>IV.b.1) To reduce the adverse impacts to oak woodland habitat present on the project site, the following measures shall be taken:</p> <ul style="list-style-type: none"> a. Oak trees over six inches in diameter shall be maintained on the property where feasible. Oak trees within the non-building/non-disturbance areas shall be maintained on the property. The oak trees identified on the project site plan, shall be maintained on the property and protected from impacts resulting from development activities, including ground disturbance within the dripline. 	<p>Prior to issuance of Grading or Building Permit/Ongoing.</p>	<p>Planning Division/Building Division</p>	

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p>b. If oaks greater than six inches in diameter are proposed to be removed, the oak trees shall be replaced at a ratio of 2:1 in a suitable location elsewhere on or off site with monitoring of the survival of the plantings for a period of three years. In the event of mortality, the monitoring period shall be extended for additional periods of three years as needed to demonstrate survival of the number of plantings required to ensure replacement. The planting of oak trees for mitigation purposes shall be done in accordance with State Fire Code requirements so that they are not required to be removed for fire protection purposes in the future. A completed contract for planting and monitoring shall be presented prior to issuance of the building permit. A contract for planting and monitoring shall be executed by a qualified individual or company including a Registered Professional Forester, a landscaping contractor, certified horticulturalist, and/or certified arborist, may propose off-site mitigation, and shall be provided to the California Department of Fish and Wildlife for review and comment prior to execution.</p> <p>This requirement shall not prohibit the removal of oak trees as necessary to comply with defensible space requirements of the State Fire Code after the improvements are completed. However, no tree that has been identified as part of the mitigation requirements for the project, either on the final map or a planting plan, shall be removed in order to meet defensible space requirements or for any other purpose without further mitigation.</p> <p>IV.b.2) To mitigate adverse effects on birds and other nocturnal species, including aquatic species from artificial lighting the project shall incorporate limitations to outdoor lighting in the following manner:</p>	<p>Prior to Issuance of Building Permits and Electrical Permits.</p>	<p>Planning Division/Building Division</p>	

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p>Lighting fixtures shall be shielded downward and installed in a manner that limits photo-pollution and light spillover onto adjacent wildlife habitat. This requirement is in addition to Shasta County Development Standards (SCC17.84.050) which require such measures be taken regarding neighboring property boundaries. The applicant shall demonstrate that these requirements will be met as part of the application for building permits or electrical permits for exterior lighting.</p> <p>IV.c.1) To mitigate adverse impacts to federally protected wetlands and sensitive species and habitat associated with the wetlands, the following measures shall be taken:</p> <p>a. Request preliminary jurisdictional determination or approved jurisdictional determination from the United States Army Corps of Engineers (ACOE) for the draft aquatic resources delineation prepared for the project. If it is determined that jurisdictional waters exist within the project site, the applicant shall comply with ACOE regulatory requirements, including but not limited to compensatory or other mitigation for project impacts on jurisdictional waters. Compensatory mitigation shall be at a 2:1 ratio unless mitigation at a ratio between 1:1 and 2:1 is acceptable to the regulatory agencies with jurisdiction.</p> <p>b. Whether or not its determined that wetland features within the project site are within ACOE jurisdiction, the applicant shall file a report of waste discharge with the State of California Regional Water Quality Control Board (RWQCB) and, if applicable, comply with RWQCB waste discharge requirements, including but not limited to compensatory or other mitigation for project impacts on jurisdictional waters. Compensatory</p>	<p>Prior to Issuance of Building Permits and Electrical Permits.</p>	<p>Planning Division</p>	

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
mitigation shall be at a 2:1 ratio unless mitigation at a ratio between 1:1 and 2:1 is acceptable to the regulatory agencies with jurisdiction.			



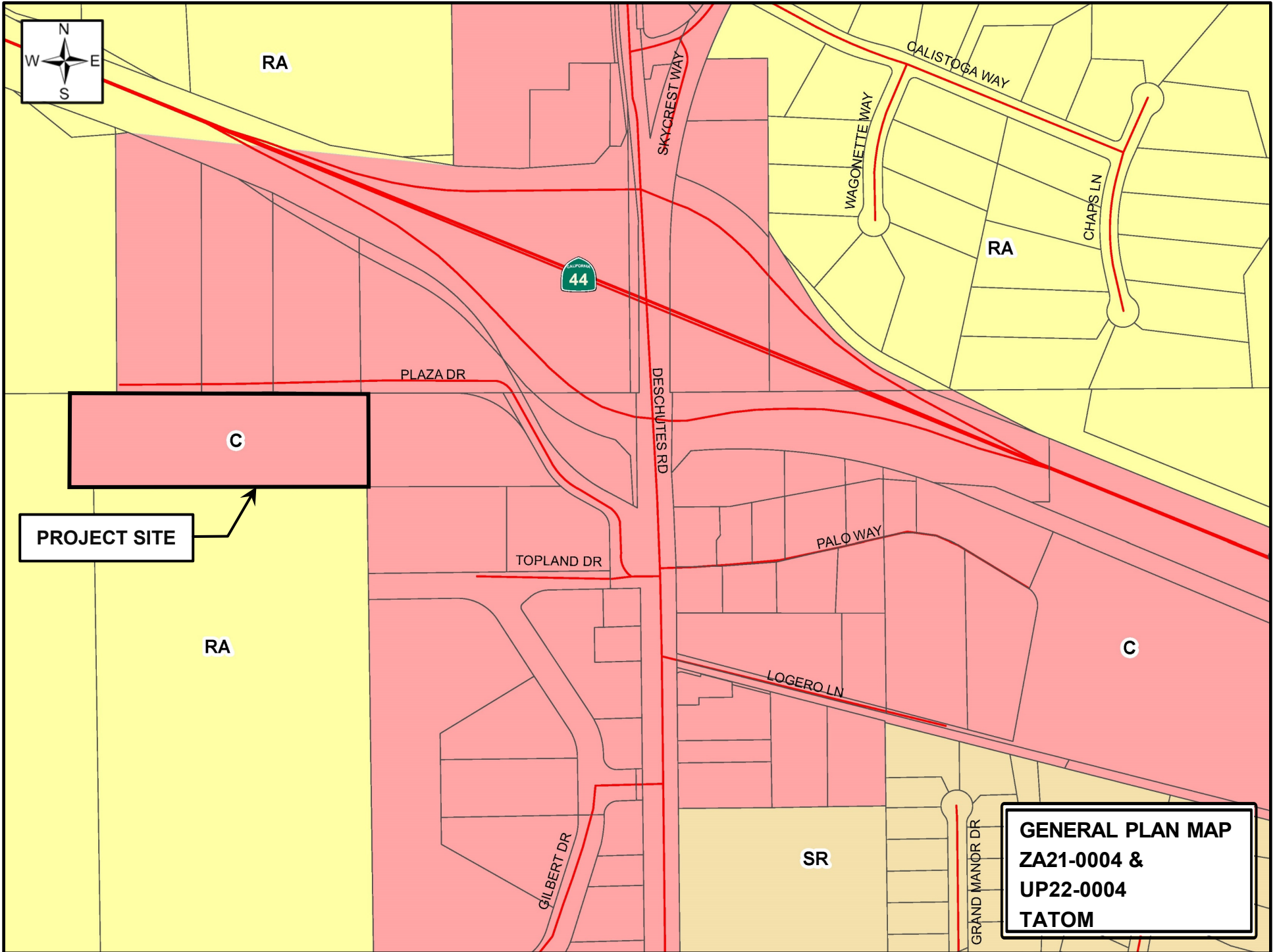
PROJECT SITE

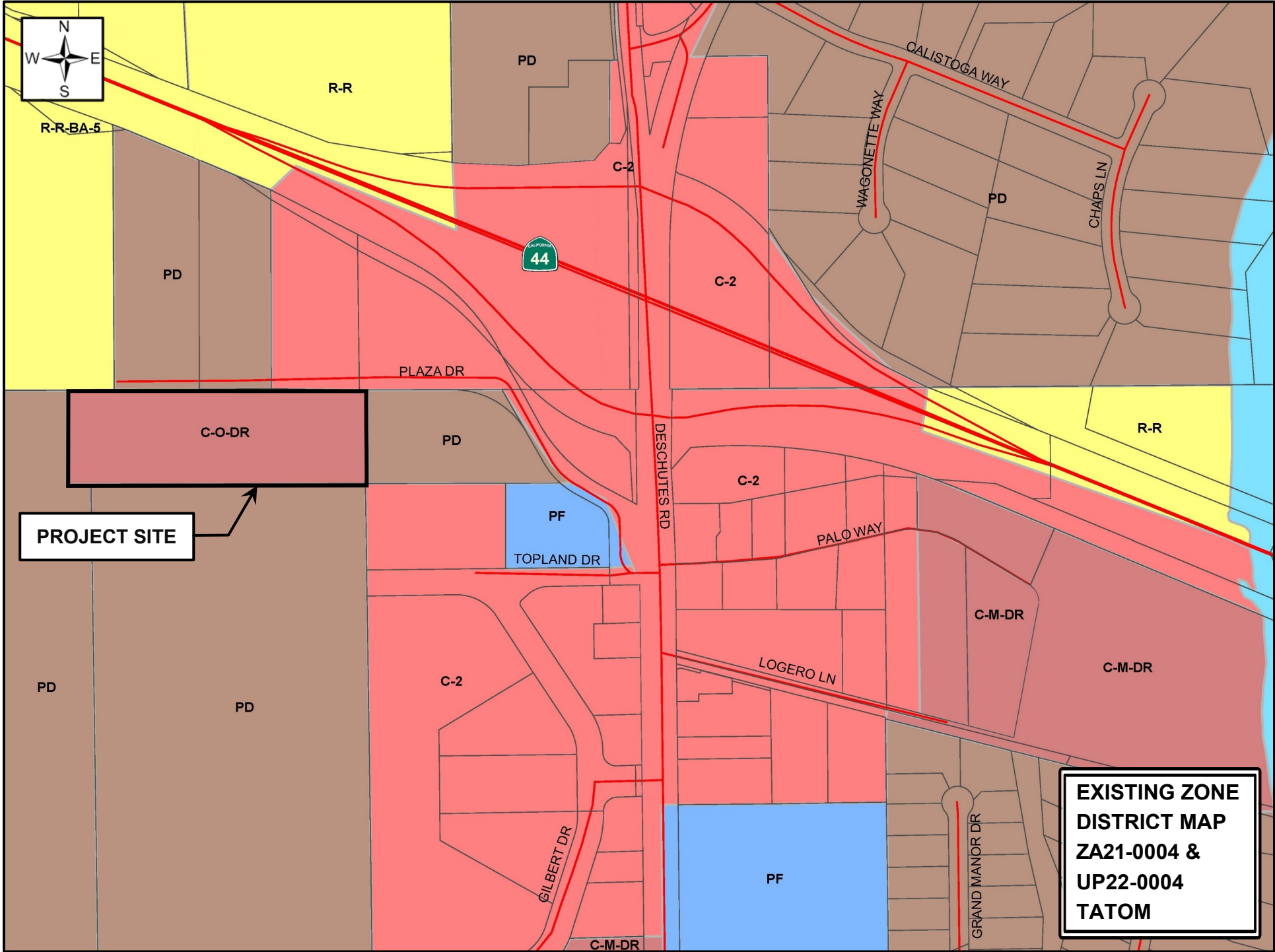
LOCATION MAP
ZA21-0004 &
UP22-0004
TATOM



PLAZA DR

**PROJECT AERIAL
ZA21-0004 &
UP22-0004
TATOM**







R-R-BA-5

R-R

PD

CALISTOGA WAY

WAGONETTE WAY

CHAPS LN

C-2

PD



C-2

PD

PLAZA DR

R-R

C-M

PD

C-2

PROJECT SITE

PF

DESCHUTES RD

TOPLAND DR

PALO WAY

C-M-DR

C-M-DR

PD

C-2

LOGERO LN

PD

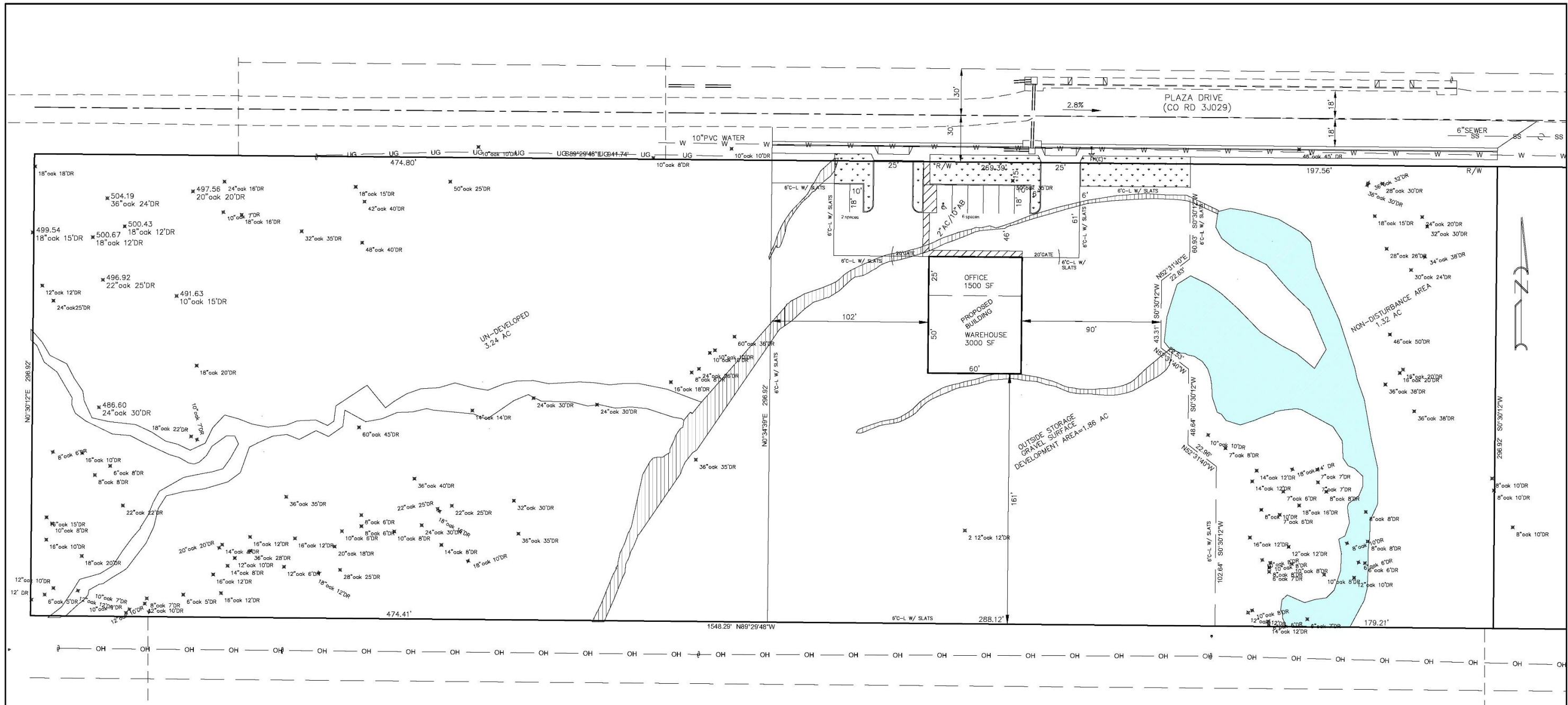
GILBERT DR

PF

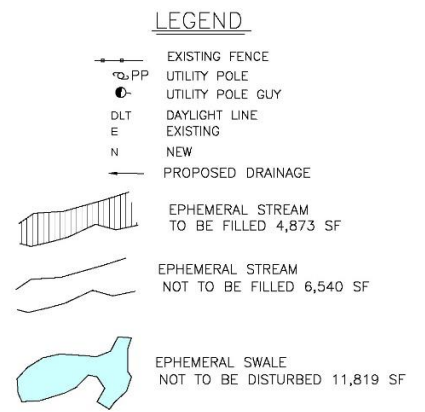
GRAND MANOR DR

C-M-DR

**PROPOSED ZONE
DISTRICT MAP
ZA21-0004 &
UP22-0004
TATOM**



SITE PLAN
SCALE: 1"=30'



- NOTES:
- PROPERTY AREA = 6.42 AC
DEVELOPMENT AREA = 1.38 AC
 - PARKING SUMMARY:
BUILDING AREA = 4500 SF
OFFICE AREA = 1500 SF/300 SF PER SPACE = 5 SPACES
WAREHOUSE AREA = 3000 SF/1000 SF PER SPACE = 3 SPACES
TOTAL = 8 SPACES
 - PROPOSED LANDSCAPE AREA = 3591 SF.
 - PROPOSED WATER: BELLA VISTA WATER DISTRICT.
SEWER: COUNTY CSA
POWER: PG&E
TELEPHONE: FRONTIER COMMUNICATIONS.

NOTICE: CALL 811
NOT LESS THAN 48-HOUR NOTICE IS REQUIRED PRIOR TO STARTING ANY EXCAVATION NEAR UNDERGROUND UTILITIES BELONGING TO P.G. & E., PAC BELL, CITY OF SHASTA LAKE OR CITY OF REDDING. PLEASE CALL TOLL FREE "ONE CALL" UNDERGROUND SERVICE ALERT (USA) 1-800-227-2600. CHARTER FACILITIES, CALL (530)241-7300. A.C.I.D. FACILITIES, CALL (530)365-7329. BELLA VISTA WATER DIST. (530)241-1085. CLEAR CREEK CO. (530)357-2121. MARKS CABLE SYSTEMS (530)547-5438. MT. GATE C.S.D. (530)275-3002.

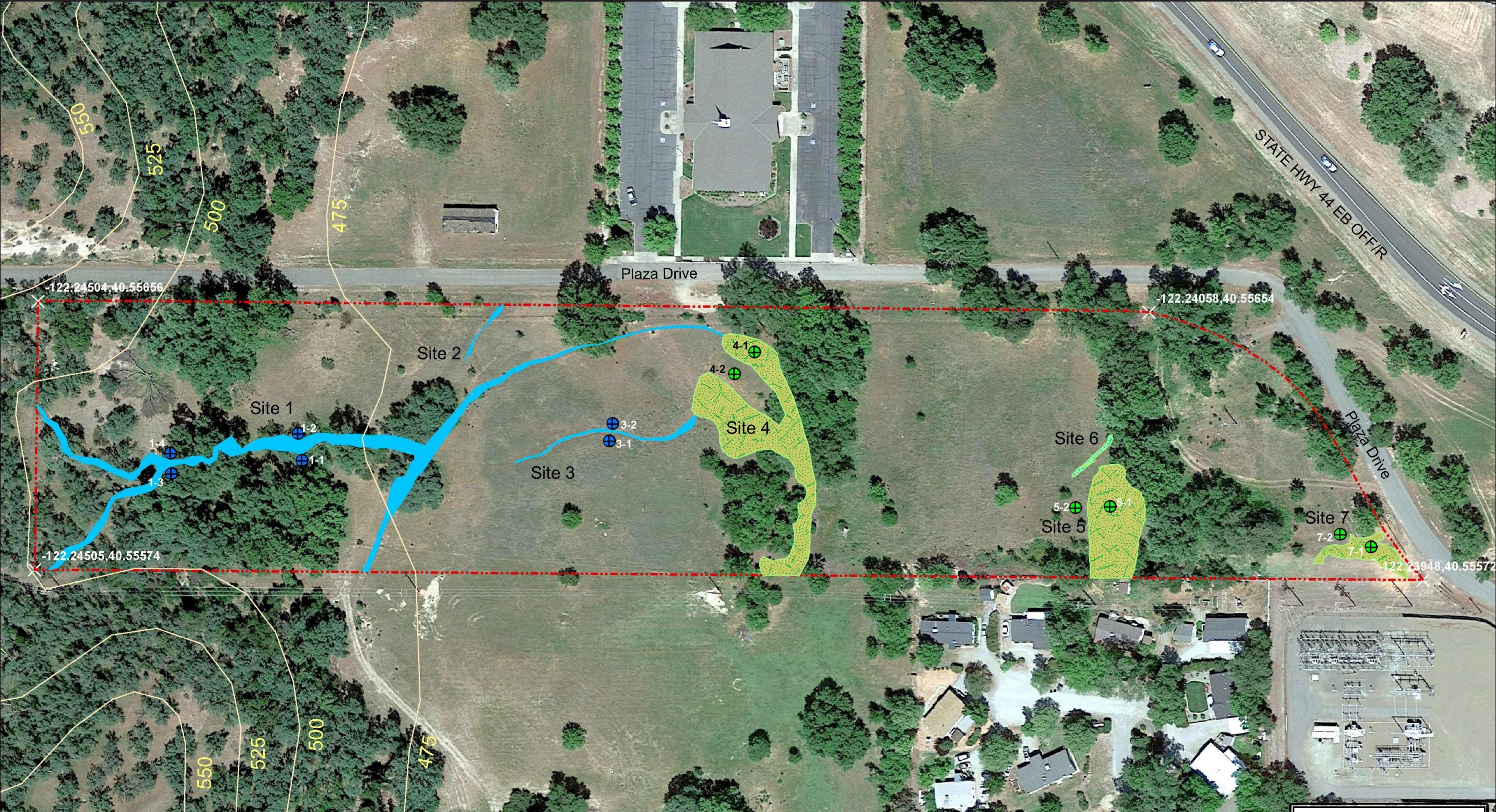
COUNTY OF SHASTA
IMPROVEMENT PLANS
SITE PLAN
APN 059-060-24

PLAZA DRIVE

FOR
L. TATOM
BY
WHITSON ENGINEERS
1035 EUREKA
REDDING, CALIFORNIA
(530)-243-8111

**SITE PLAN
ZA21-0004 &
UP22-0004
TATOM**

DATE: 2-7-22 SCALES: VERT 1"=



WILDLAND RESOURCE
 2150 Bay 105
 Round Mountain, CA 95076
 (530) 938-2200
 STEVEN J. KERNS
 Certified Wildlife Biologist

Field Work and Project Management
 by Wildland Resource Managers
 Steven J. Kerns
 Principal and Certified Wildlife Biologist

Legend

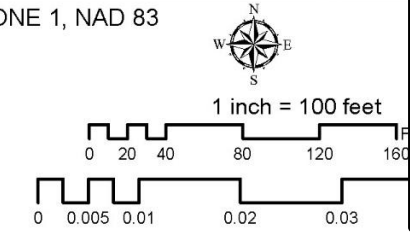
- ✕ Corner Point
- 25 FT Contour
- Project Boundary
- ⊕ OHWM-point
- ⊕ Soil Pit - Wetland
- Ephemeral Stream (0.2622 Acres)
- Ephemeral Swale (0.4661 Acres)
- Manmade Swale (0.0055 Acres)

Background Image: Google Pro
 Date: April 2021

Projection: California State Plane, ZONE 1, NAD 83

Wetland Sites, Acres, Latitude, Longitude

ID	TYPE	ACRES	SITE NUMBER	LATITUDE	LONGITUDE
1	Ephemeral Stream	0.2374	Site 1	40.558090	-122.244308
2	Ephemeral Stream	0.0056	Site 2	40.556456	-122.243306
3	Ephemeral Stream	0.0196	Site 3	40.556143	-122.242548
4	Ephemeral Swale	0.2711	Site 4	40.556357	-122.242152
5	Ephemeral Swale	0.1495	Site 5	40.555890	-122.240763
6	Ephemeral Swale	0.0454	Site 7	40.556100	-122.240823
7	Manmade Swale	0.0055	Site 6	40.555797	-122.239360



WETLANDS MAP
ZA21-0004 &
UP22-0004
TATOM



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Northern Region
601 Locust Street
Redding, CA 96001
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



March 31, 2022

Elisabeth Towers
Assistant Planner
Planning Division
Department of Resource Management
1855 Placer Street, Suite 103
Redding, CA 96001
etowers@co.shasta.ca.us

Subject: Review of the Early Consultation Request for Zone Amendment 21-0004 and Use Permit 22-0004, Palo Cedro, Shasta County

Dear Elisabeth Towers:

The California Department of Fish and Wildlife (Department) has reviewed the early consultation referral for the above-referenced project (Project) dated March 2, 2022. As a trustee for the State's fish and wildlife resources, the Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and their habitat. As a responsible agency, the Department administers the California Endangered Species Act (CESA) and other provisions of the Fish and Game Code (FGC) that conserve the State's fish and wildlife public trust resources. The Department offers the following comments and recommendations on this Project in our role as a trustee and responsible agency pursuant to the California Environmental Quality Act (CEQA), California Public Resources Code section 21000 et seq. The following are informal comments intended to assist the Lead Agency in making informed decisions early in the Project development and review process.

Project Description

The Project as proposed is, "a revision to a previous request for approval of a zone amendment to rezone a 6.42-acre parcel from the Office Commercial Design Review Combining district (C-O-DR) to the Commercial-Light Industrial (CM) Zone district." The Project now includes a Use Permit 22-0004 which requests the approval of a contractor's yard including a 1,500-square-foot office space and a 3,000-square-foot warehouse building and outdoor storage. The proposed Project will fill three ephemeral drainages. A 1.32-acre portion of the Project is designated non-disturbance and an additional 4.24-acres of the property have been designated as undeveloped. The Project is located at on Assessor's Parcel Number 059-060-024.

The Department has the following recommendations and comments as they pertain to biological resources.

Conserving California's Wildlife Since 1870

Biological Resources

A revised wetland delineation map, dated April 2021, was provided to the County for this project by Wildland Resource Managers; however, no accompanying delineation report, data sheets, or description of methodologies or survey locations was provided. The Department recommends this wetland delineation be verified by the U.S. Army Corps of Engineers as the site has no wetland data points and is different from the original wetland delineation map, which was conducted in 2004 and provided in the November 8, 2021, early consultation referral.

No other information was given on whether a biological survey was also performed at the same time.

The Department recommends plant and wildlife surveys be conducted at the appropriate time of the year within the wetlands and swales to determine if any special-status species are present. These surveys will help to determine an appropriate buffer for the wetland/swale/drainage features that occur onsite. This list is not exhaustive.

- Western spadefoot toad (*Spea hammondi*), Priority 1 California Species of Special Concern, Globally Ranked G2G3 and State Ranked as S3
- Red Bluff dwarf rush (*Juncus leiospermus* var. *leiospermus*), Rare Plant Rank 1B.1¹
- Legenere (*Legenere limosa*) Rare Plant Rank 1B.1
- Ahart's nailwort (*Paronychia ahartii*). Rare Plant Rank 1B.1
- Silky cryptantha (*Cryptantha crinita*), Rare Plant Rank 1B.2²
- Henderson's bent grass (*Agrostis hendersonii*) Rare Plant Rank 3.2³

Surveys should be conducted according to protocols specific to that species or if it is a plant, surveys should be conducted during the appropriate blooming time prior to the approval of this Project. Botanical surveys should follow the Department's March 20, 2018, *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities*, available here: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959>.

Several special status botanical species have been documented in close proximity to the Project site. Botanical surveys should cover the entire Project site and any areas where botanical resources could be indirectly impacted by project activities (changes to hydrology due to grading and channelization, changes to insolation, increased dust settling, etc.). Given the extreme drought conditions occurring within

¹ Rare Plant Rank 1B.1 is rare, threatened, or endangered in CA and elsewhere; seriously threatened in California.

² Rare Plant Rank 1B.2 is rare, threatened, or endangered in CA and elsewhere; fairly threatened in California.

³ Rare Plant Rank 3.2 is plants about which we need more information; fairly threatened in California.

the region, the botanist performing these surveys should visit known reference sites of the special-status species in question to determine if the species can be detected this year given the low rainfall amounts that can result in impacts to the blooming period and annual success of many plant species.

If reference sites have been visited and the special-status plants were present there but not at the Project site, then no further mitigation is warranted. If special status plant species are found during the botanical surveys, the plants should be marked by a qualified biologist familiar with the species. If the area can be avoided, exclusionary fencing will be placed around the plants and no pedestrian or vehicular entry shall be allowed. Botanical survey results shall be emailed to the Department at R1CEQARedding@wildlife.ca.gov. If any questions exist as to how to improve survey consistency and special-status species detection success during current drought conditions Department staff should be contacted at the above referenced email prior to undertaking the survey.

Nesting Birds

If the Project has the potential to directly impact nesting bird habitat or indirectly disturb nesting birds through audio or visual disturbance, the Department recommends to following measures be implemented to protect nesting birds and raptors protected under FGC sections 3503 and 3503.5:

- a) Conduct vegetation removal and other ground-disturbance activities associated with construction from September 1 through January 31, when birds are not nesting; or
- b) Conduct pre-construction surveys for nesting birds if vegetation removal or ground disturbing activities are to take place during the nesting season (February 1 through August 31). Surveys shall begin prior to sunrise and continue until vegetation and nests have been sufficiently observed. The survey shall take place in an appropriate buffer around the Project site that accounts for the visual and auditory disturbance of the Project activities, as determined by the Designated Biologist in consultation with the Department. Survey results shall include:
 - a description of the area surveyed
 - time and date of surveys
 - ambient conditions
 - species observed
 - active nests observed
 - evidence of breeding behaviors (e.g., courtship, carrying nesting material or food, etc.)
 - a description of any outstanding conditions that may have impacted survey results (e.g., weather conditions, excess noise, predators present, etc.)
 - recommended nest setbacks if active nests are found

If an active nest is located during the pre-construction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the Department. No vegetation removal or construction activities shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the pre-construction surveys shall be sent electronically to the Department at R1CEQARedding@wildlife.ca.gov within three (3) business days.

Bats

Trees that contain cavities, crevices and/or exfoliated bark have high potential to be used by various bat species. If the Project will impact trees with the above referenced characteristics, a thorough survey of the large trees should be conducted by a qualified biologist or arborist familiar with these features to determine if tree features and habitat elements are present within the oak trees. Trees with features potentially suitable for bat roosting should be clearly marked prior to removal.

If removal or disturbance of trees identified to have roost structure will occur during the bat maternity season, when young are non-volant (March 1 – Aug 31), or during the bat hibernacula (November 1 – March 1), when bats have limited ability to safely relocate roosts, it could cause a significant impact to bats through direct mortality during the roost removal. Impacts to roosts are usually accompanied by high mortality of bats and it is a significant impact because a single colony could consist of the entire local population of a species. The availability of suitable roosting habitat is considered a limiting factor in almost all bat species. Roost site suitability is often based on a narrow range of suitable temperatures, relative humidity, physical dimensions, etc., and many species exhibit high roost site fidelity. Depending on the impact, if any, to the roosting habitat, additional mitigation may be necessary and could include providing replacement or alternate roost habitat. If necessary, humane evictions should be conducted during seasonal periods of bat activity, which may vary by year, location, or species and must be conducted by or under the supervision of a biologist with specific experience conducting exclusions. Humane exclusions could consist of a two-day tree removal process whereby the non-habitat trees and brush are removed along with certain tree limbs on the first day and the remainder of the tree on the second day. This two-step process changes the microhabitat of the area causing the bats to vacate the area under their own volition, therefore minimizing mortality and other impacts to bat species.

Lighting

The Department recognizes the adverse effects that artificial lighting has on birds and other nocturnal species. The effects are numerous and include impacts to singing and foraging behavior, reproductive behavior, navigation, and altered migration patterns. To minimize adverse effects of artificial light on wildlife, the Department recommends that lighting fixtures associated with the Project be downward facing, fully shielded, and designed and installed to minimize photo-pollution and spillover of light onto adjacent

wildlife habitat.

Trenching

If trenching will occur as a result of Project activities, it should be covered securely, or a ramp should be provided in the trench to prevent wildlife entrapment. If pipes are left out onsite, they should be inspected for animals prior to burying, capping, moving, or filling. The Department recommends a mitigation measure be developed and included in the final environmental document or project approval.

California Endangered Species Act

Please be advised that a CESA permit must be obtained if the project has the potential to result in “take” of plants or animals listed under CESA, either during construction or over the life of the project. Issuance of a CESA Permit is subject to CEQA documentation; the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the Project will impact CESA listed species, early consultation is encouraged, as significant modification to the Project and mitigation measures may be required to obtain a CESA Permit. Information on how to attain a CESA permit is available here:

<https://wildlife.ca.gov/Conservation/CESA/Permitting>.

Lake or Streambed Alteration Agreement

Pursuant to FGC 1602, the Project applicant notified the Department on December 27, 2021, that it intended to complete the Project described in this referral.

Mitigation

Any significant impacts to drainages, wetlands, swales, or special status species will need to be mitigated at a minimum of 3:1.

Survey Results

If any special-status species are found during surveys, the Department requests that CNDDDB forms be filled out and sent to Sacramento and a copy of the form be sent to the regional office at the above address. Instructions for providing data to the CNDDDB can be found at: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>.

Elisabeth Towers

March 31, 2022

Page 6

If you have any questions, please contact me at (530) 598-7194 or by email.

Sincerely,

DocuSigned by:

3D659C41FAD84FD...

Amy Henderson

Acting Interior Cannabis and Conservation Supervisor

SHASTA COUNTY DEPARTMENT OF RESOURCE MANAGEMENT
PLANNING DIVISION

1855 Placer Street, Suite 103, Redding, CA 96001

Date Sent: March 2, 2022

TO INTERESTED/AFFECTED AGENCIES:

Shasta County, acting as the lead agency under the California Environmental Quality Act (CEQA), has determined that an Initial Study will be required for the project described below. This is a request for informal consultation with your agency, as required by CEQA Guidelines Section 15063 (g), prior to the preparation of the Initial Study. Please review and comment on the project, and return this form (with comments attached if more space is needed) prior to: April 2, 2022

PROJECT DATA

PROJECT: Zone Amendment 21-0004 and Use Permit 22-0004

APPLICANTS/OWNERS: Tatom 2001 Trust, Lon M. Tatom and Deena C. Tatom, P.O. Box 652, Palo Cedro, CA 96073; (530) 440-9279


PROJECT DESCRIPTION: The project is a revision to a previous request for approval of Zone Amendment 21-0004 to rezone a 6.42-acre parcel from the Office Commercial Design Review Combining district (C-O-DR) to the Commercial-Light Industrial (CM) Zone district. In addition to Zone Amendment 21-0004, The proposed project now includes Use Permit 22-0004 which requests approval of a contractor's yard including a 1,500-square-foot office space and a 3,000-square-foot warehouse building and outdoor storage. The project also includes grading to prepare the site for improvements, filling of three ephemeral streams onsite, paving for parking and drive aisles, landscaping, and fencing. Parcel Map 03-057 includes the project site (Parcel A) which delineates four wetland areas as well as an irrigation ditch running northeast across the property. A 1.32-acre portion of the project has been designated as a non-disturbance area, and an additional 3.24 acres of the project site have been designated as undeveloped. The project site would receive electrical service through Pacific Gas & Electric Company. Water services would be provided by the Bella Vista Water District and Sewer Services would be provided by Shasta County Community Service Area #8.

LOCATION: The project is located approximately 0.33 miles northwest of the intersection of Deschutes Road and Plaza Drive on an approximately 6.42-acre property on the south side of Plaza Drive, Palo Cedro, CA 96073 (Assessor Parcel Number 059-060-024-000)

AGENCY RESPONSE

No Comment: Note: Your agency's approval will be assumed if no response is received by the above date.

We have reviewed the subject proposal and offer the following comment(s): *letter dated 4/29/21*

Signed: 

For (Agency): CALTRANS

Any questions may be directed to Elisabeth Towers at (530) 225-5532, or etowers@co.shasta.ca.us.

Sincerely,

Elisabeth Towers, Assistant Planner
Planning Division
Department of Resource Management



Central Valley Regional Water Quality Control Board

24 March 2022

Elisabeth Towers
Shasta County Department of Resource Management Planning Division
1855 Placer Street, Suite 103
Redding, CA 96001

COMMENTS ON ZONE AMENDMENT 21-0004 AND USE PERMIT 22-0004, APN NUMBER 059-060-024-000, PALO CEDRO, SHASTA COUNTY

The Central Valley Regional Water Quality Control Board (Central Valley Water Board) is a responsible agency for this project, as defined by the California Environmental Quality Act (CEQA). On 3 March 2022, we received your request for comments on Zone Amendment 21-0004 and Use Permit 22-0004 (Project).

The proposed Project is a revision to a previous request for approval of Zone Amendment 21-0004. The request now includes Use Permit 22-0004 for approval of a contractor's yard including a 1,500-square-foot office space and a 3,000-square-foot warehouse building and outdoor storage. The project also includes grading to prepare the site for improvements, filling of three ephemeral streams onsite, paving for parking and drive aisles, landscaping, and fencing. The Project site is located approximately 0.33 miles northwest of the intersection of Deschutes Road and Plaza Drive on an approximately 6.42-acre property on the south side of Plaza Drive in Palo Cedro.

Based on our review of the information submitted for the proposed project, we have the following comments:

Clean Water Act (CWA) Section 401, Water Quality Certification

The Central Valley Water Board has regulatory authority over wetlands and waterways under the Federal Clean Water Act (CWA) and the California Water Code, Division 7 (CWC). Discharge of dredged or fill material to waters of the United States requires a CWA Section 401 Water Quality Certification from the Central Valley Water Board. Typical activities include any modifications to these waters, such as stream crossings, stream bank modifications, filling of wetlands, etc. 401 Certifications are issued in combination with CWA Section 404 Permits issued by the Army Corps of Engineers. The proposed project must be evaluated for the presence of jurisdictional waters, including wetlands and other waters of the State. Steps must be taken to first avoid and minimize impacts to these waters, and then mitigate for unavoidable impacts. Both the

MARK BRADFORD, CHAIR | PATRICK PULUPA, EXECUTIVE CHAIR

Section 404 Permit and Section 401 Water Quality Certification must be obtained prior to site disturbance. Any person discharging dredge or fill materials to waters of the State must file a report of waste discharge pursuant to Sections 13376 and 13260 of the California Water Code. Both the requirements to submit a report of waste discharge and apply for a Water Quality Certification may be met using the same application form, found at [Water Boards 401 Water Quality Certification and/or WDRs Application](https://www.waterboards.ca.gov/water_issues/programs/cwa401/#resources) (https://www.waterboards.ca.gov/water_issues/programs/cwa401/#resources).

General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (CGP)

Construction activity, including demolition, resulting in a land disturbance of one acre or more must obtain coverage under the CGP. The Project must be conditioned to implement storm water pollution controls during construction and post-construction as required by the CGP. To apply for coverage under the CGP the property owner must submit Permit Registration Documents electronically prior to construction. Detailed information on the CGP can be found on the State Water Board website [Water Boards Stormwater Construction Permits](https://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml) (https://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml).

Isolated wetlands and other waters not covered by the Federal Clean Water Act

Some wetlands and other waters are considered "geographically isolated" from navigable waters and are not within the jurisdiction of the Clean Water Act. (e.g., isolated wetlands, vernal pools, or stream banks above the ordinary high-water mark). Discharge of dredged or fill material to these waters may require either individual or general waste discharge requirements from the Central Valley Water Board. If the U.S. Army Corps of Engineers determine that isolated wetlands or other waters exist at the project site, and the project impacts or has potential to impact these non-jurisdictional waters, a Report of Waste Discharge and filing fee must be submitted to the Central Valley Water Board. The Central Valley Water Board will consider the information provided and either issue or waive Waste Discharge Requirements. Failure to obtain waste discharge requirements or a waiver may result in enforcement action.

Any person discharging dredge or fill materials to waters of the State must file a report of waste discharge pursuant to Sections 13376 and 13260 of the CWC. Both the requirements to submit a report of waste discharge and apply for a Water Quality Certification may be met using the same application form, found at [Water Boards 401 Water Quality Certification and/or WDRs Application](https://www.waterboards.ca.gov/water_issues/programs/cwa401/#resources) (https://www.waterboards.ca.gov/water_issues/programs/cwa401/#resources).

Post-Construction Storm Water Requirements

Studies have found the amount of impervious surface in a community is strongly correlated with the impacts on community's water quality. New development and redevelopment result in increased impervious surfaces in a community. Post-

construction programs and design standards are most efficient when they involve (i) low impact design; (ii) source controls; and (iii) treatment controls. To comply with Phase II Municipal Storm Water Permit requirements Shasta County must ensure that new developments comply with specific design strategies and standards to provide source and treatment controls to minimize the short and long-term impacts on receiving water quality. The design standards include minimum sizing criteria for treatment controls and established maintenance requirements. The proposed project must be conditioned to comply with post-construction standards adopted by Shasta County in compliance with their Phase II Municipal Storm Water Permit.

If you have any questions or comments regarding this matter, please contact me at (530) 224-4784 or by email at Jerred.Ferguson@waterboards.ca.gov.

Allyson Coster for

Jerred Ferguson
Environmental Scientist
Storm Water & Water Quality Certification Unit

JTF: db