

ENVIRONMENTAL INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

Use Permit 22-0005
(KDAW LLC)

April 5, 2023

ENVIRONMENTAL INITIAL STUDY &
MITIGATED NEGATIVE DECLARATION
WITH
References and Documentation

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

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

- 1. Project Title:**
Use Permit 22-0005 (KDAW, LLC)
- 2. Lead agency name and address:**
Shasta County Department of Resource Management, Planning Division
1855 Placer Street, Suite 103
Redding, CA 96001-1759
- 3. Contact Person and Phone Number:**
Tara Petti, Associate Planner, (530) 225-5532
- 4. Project Location:**
The 1.44-acre project site is located 0.2 miles east of the intersection of Old 44 Drive and Deschutes Road, immediately north of the Old 44 Drive and Cedro Lane intersection, at 22086 Old 44 Drive, Palo Cedro, CA 96073 (Assessor's Parcel Number 059-390-054).
- 5. Applicant Name and Address:**
KDAW LLC
P.O. Box 764
Palo Cedro, CA 96073
- 6. Owner Name and Address:**
Kelly Landry dba KDAW LLC
PO Box 764
Palo Cedro, CA 96073
- 7. Representative Name and Address:**
Dale Fletcher
23075 Winding Way
Millville, CA 96062
- 8. General Plan Designation:**
Commercial (C)
- 9. Zoning:**
Community Commercial (C-2)
- 10. Description of Project:**
The request is for approval of a use permit for a retail sales operation with outdoor sales and to exceed the 25-foot building height limit within 40 feet of a residential zone district for a 30-foot-tall 3,200-square-foot hay storage building (Building D). In addition, the applicant seeks approval of exceptions from the 30-foot fire safety setback standard for Building D which is proposed to be located 20.7 feet and 2.5 feet from the north and west property lines, respectively, and for a 3,600-square-foot dry storage building (Building C) which is proposed to be located 15 feet and 2.5 feet from the north and east property lines, respectively. The project also includes a 3,073-square-

foot retail store with two 135-square-foot offices, an attached 6,360-square-foot dry storage building with a 720-square-foot loft and 1,260-square-foot covered loading area (Building A/B); a 5,250-square-foot outdoor retail sales area; landscaping along the frontage; outdoor lighting; trash enclosure; an 8-foot-tall zone wall on the north property line; and screened fencing. Access improvements would include 18 paved parking spaces, two paved driveways; curb gutter and sidewalk improvements; and road widening adjacent to Old 44 Drive. Proposed vehicular access is from Old 44 Drive. The applicant currently operates a similar retail store 0.2 miles west of the project site, and if the use permit is approved, will move to this location upon completion of the proposed development.

11. Surrounding Land Uses and Setting:

The undeveloped project site is located at the northeastern extent of the Palo Cedro town center commercial corridor on an approximately 1.44-acre lot, 0.2 miles east of the intersection of Old 44 Drive and Deschutes Road. Lands in vicinity are designated for commercial development to the west and southwest and for rural residential development to the north, east, and southeast. Properties adjacent to the project site include vacant commercial land to the east and west, commercial buildings to the south, and residential development to the north.

The topography of the site is predominantly level with 0 to 3% slopes. The project site is primarily composed of annual grassland, non-native broadleaf vegetation, and bare soil. There are no waterbodies present on the site. On-site soils are classified in the USDA Web Soil Survey as Honcut gravelly loam, Honn fine sandy loam and Los Robles loam. These soils are sandy to gravelly loams that are well drained, with a deep restrictive layer occurring more than 80 inches deep. There is evidence of vehicular use on the front portion of the site.

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

Shasta County Department of Resource Management, Building Division
Shasta County Public Works Department
Bella Vista Water District

13. 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 formal consultation on the project in writing. The Tribe received a certified letter of notification on September 2, 2022, with the 30-day notification period ending October 3, 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.

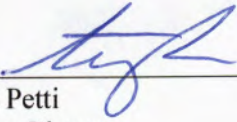
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

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.

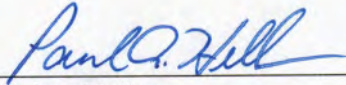
Copies of the Initial Study and related materials and documentation may be obtained at the Planning Division of the Department of Resource Management, 1855 Placer Street, Suite 103, Redding, CA 96001. Contact Tara Petti, Senior Planner, at (530) 225-5532.



Tara Petti
Senior Planner

4/5/23

Date



Paul A. Hellman
Director of Resource Management

4/5/23

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, and a photometric analysis prepared by L and D Sustainability the following findings can be made:

- a) The project would not result in any adverse effect on a scenic vista. Views at the project site are characterized by vacant commercially zoned land to the east and west containing sparse stands of blue oak and foothill pine, Old 44 Drive and a shopping center to the south, and residential development to the north. There is no view of from a public vantage point in the vicinity of the project site which includes a unique or aesthetically significant scenic vista, and the project would not visually obstruct a scenic vista.
- b) The project site is not visible from a designated scenic highway or State route eligible for official scenic highway designation and would therefore, not impact scenic resources visible from such.. The project site is located in a corridor in which the natural and man-made environment contrast as shown on the Shasta County General Plan Scenic Highways map. The proposed retail store and related improvements would be aesthetically consistent with the General Plan description of development located within the subject corridor.
- c) The project would not substantially degrade the existing visual character or quality of the site and its surroundings. The project site is located at the northeastern extent of the Palo Cedro town center commercial corridor. The project surroundings are vacant commercial land populated with sparse oak-foothill pine woodland to the east and west, Old 44 Drive and commercial buildings to the south, and residential development to the north. The project proposal includes a 30-foot-tall hay storage building (Building D) located 20.7 feet from the residential district located to the north of the property. Pursuant to Shasta County Code (SCC) section 17.44.050.D the maximum permitted structural height within 40 feet of a residential district is 25 feet unless a use permit is issued to exceed the height limitation, in accordance with SCC §17.84.030.B.4. The proposed Building D exceeds the height limitation by 5 feet. This is a negligible exceedance of the standard high limit and therefore would not significantly degrade the existing visual character or quality of public views of the site and its surroundings beyond any visual obstruction that would result from construction of a building that meets the height limitations of the zone district.
- 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.

The proposed project improvements include one on-site shielded compact area light fixture, fourteen shielded exterior building light fixtures, and eighteen commercial recessed light fixtures.

The Illuminating Engineers Society of North America recommends that obtrusive light be limited to 0.1 foot candles so as not to create a nuisance. The County has previously used this recommendation to determine whether obtrusive light from a proposed commercial project would create substantial light or glare which would affect day or nighttime views in the vicinity and, in particular, with respect to neighboring residential properties. A photometric analysis was conducted by L and D Sustainability using NaturalLED in accordance with Illuminating Engineering Society of North America approved methods. The results of the analysis indicate that predicted light spillage on adjoining residential properties will not exceed the moon's potential ambient illumination of one-tenth (0.1) foot candles during the nighttime hours between 10 p.m. and 7 a.m. Therefore, the project would not create a significant new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Mitigation/Monitoring: None proposed.

II. AGRICULTURE AND FORESTRY RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				✓
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d) Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓

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

- a) The subject property is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance 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 (2021) designates Shasta County as an area of Nonattainment-Transitional with respect to the ozone California ambient air quality standards. Nitrogen oxides (NOx) are a group of highly reactive gasses and are also known as "oxides of nitrogen." Because NOx is an ingredient in the formation of ozone, it is referred to as an ozone precursor. NOx is emitted from combustion sources such as cars, trucks and buses, power plants, and off-road equipment. Construction equipment and activities associated with making proposed improvements would generate air contaminants, including oxides of nitrogen (NOx), reactive organic gases (ROG), carbon dioxide (CO2) and particulate matter (PM10), in the form of engine exhaust and fugitive dust.

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 parking area driveways 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 100-120 vehicle trips per day Monday through Saturday and 60 vehicle trips per day on Sundays, and 3-4 truck trips per week for deliveries, according to the Traffic Report submitted by Vestra Resources, Inc. The project proposes two improved, paved encroachments on Old 44 Drive to accommodate the daily vehicle and truck traffic to and from the project site. No stationary emission sources, such as a generator are proposed.

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 (2021) 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) 2021 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 surrounded by vacant commercially zoned land to the east and west, commercial uses to the south, and residential units to the north. The nearest sensitive receptor is a one-family residence located 150 feet north of the construction area. Additionally, there are five one-family residences within 500 feet of the proposed project site and the Oak Grove Bible Fellowship church is located approximately 550 feet to the east. During construction, the proposed project would generate 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 would not attract additional mobile sources that spend long periods queuing and idling at the site. Two to three truck deliveries per week are anticipated for the project. Conformance with Standard Mitigation Measures and Best Available Mitigation Measures and compliance with SCAQMD rules would mitigate both direct and indirect emissions of non-attainment pollutants from truck deliveries to the project site. 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. BIOLOGICAL RESOURCES: 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				✓

IV. <u>BIOLOGICAL RESOURCES:</u> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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, and comments received from the California Department of Fish and Wildlife during the early consultation process, the following findings can be made:

- a-b) The 2018 California Natural Diversity Database data was reviewed. No candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS) are located on the project site.

The California Department of Fish and Wildlife performed a drive-by field assessment of the project site on March 14, 2023. The Department determined that suitable habitat for nesting birds and raptors occurs within and/or adjacent to the proposed project area, and that nesting migratory birds and raptors, if present, could be directly or indirectly impacted by land modification and construction activities. Direct impacts could include mortality, resulting from the operation of heavy equipment in an area containing an active nest with eggs or chicks. Indirect effects could include nest abandonment by adults in response to noise levels above ambient, human encroachment, or a reduction in food availability to young birds due to changes in feeding behavior by adults. The Department recommended mitigation measures to avoid impacts to nesting birds and/or raptors protected under FGC sections 3503 and 3503.5 and the federal Migratory Bird Treaty Act.

With the mitigation measures being proposed, potential impacts 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 CDFW or USFWS, and potential effects 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 would be less-than-significant.

- c) No wetland features occur within the project site. The project would not 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) See discussion under IV.a-b above. Project construction activities conducted during the bird nesting season (September 1 through January 31) could potentially impact nesting migratory birds and raptors. In addition, the California Department of Fish and Game, during early consultation, expressed concern that artificial lighting from the project could have adverse effects on birds and other nocturnal species, including impacts to singing and foraging behavior, reproductive behavior, navigation, and altered migration patterns. The Shasta County Zoning Plan (SCC 17.84.050) requires that all lighting, exterior and interior, shall be designed and located so as to confine direct lighting to the premises. All project lighting fixtures shall be downward facing, shielded, designed and installed to minimize light or glare, and as a result, potential impacts to wildlife from artificial lighting would be less than significant. The Department of Fish and Wildlife also expressed concern that trenching and excavation during project construction could potentially entrap terrestrial species. The California Department of Fish and Wildlife recommended mitigation measures to prevent wildlife entrapment during construction.

With the proposed mitigation measures, interference with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impediments to the use of native wildlife nursery sites from the project would be less-than-significant.

- e) The project site is primarily composed of annual grassland, non-native broadleaf vegetation, and bare soil. The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Shasta County encourages the retention of native vegetation where feasible. 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.

- f) There are no adopted Habitat Conservation Plan, Natural Community, Conservation Plan, or other approved local, regional, or State habitat conservation plans for the project site or project area.

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

Nesting Birds

- IV.a.d.1) Ground disturbing activities associated with construction should occur between September 1 and January 31, when birds are not nesting.
- IV.a.d.2) If ground disturbance activities occur during the nesting season, a pre-construction nesting bird survey should be conducted by a qualified biologist to identify active nests in and adjacent to the Project area, no more than 14 days prior to the commencement of construction activities.

Surveys should begin prior to sunrise and continue until vegetation and nests have been sufficiently observed. The survey should consider acoustic impacts and line-of sight disturbances occurring because of the Project to determine a sufficient survey radius to maximize observations of nesting birds. A nesting bird survey report should be prepared and at a minimum, the report should include a description of the area surveyed, date and time of the survey, ambient conditions, bird species observed, a description of any active nests observed, any evidence of breeding behaviors (e.g., courtship, carrying nest materials or food, etc.), and a description of any outstanding conditions that may have impacted the survey results (e.g., weather conditions, excess noise, the presence of predators, etc.).

If an active nest is located during preconstruction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the Department and U.S. Fish and Wildlife Service to comply with FGC sections 3503 and 3503.5 and the Migratory Bird Treaty Act. Compliance measures may include, but are not limited to, exclusion buffers, sound-attenuation measures, seasonal work closures based on the known biology and life history of the species identified in the survey, as well as ongoing monitoring by biologists.

- IV.d.3) If trenching and excavation will be included in Project activities, any open trench and excavation areas should be covered securely prior to stopping work each day and/or a wildlife exit ramp should be provided in the trench to prevent wildlife entrapment. If pipes are left out onsite, they should be inspected for wildlife prior to burying, capping, moving, or filling.

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

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

- a-b) 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 formal consultation on the project in writing. The Tribe received a certified letter of notification on September 2, 2022, with the 30-day notification period ending October 3, 2022. To date, no response has been received.

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) 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.

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

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

- a) The project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. During construction there would be a temporary consumption of energy resources required for the movement of equipment and materials. Compliance with local, State, and Federal regulations (e.g., limit engine idling times, requirement for the recycling of construction debris, etc.) would reduce and/or minimize short-term energy demand during the project’s construction to the extent feasible, and project construction would not result in a wasteful or inefficient use of energy. Furthermore, through compliance with applicable requirements and/or regulations of the 2016 California Code of Regulations, Title 24, Part 6 – California Energy Code, individual project elements (e.g., building design, HVAC equipment, etc.) would be consistent with State reduction policies and strategies, and would not consume energy resources in a wasteful or inefficient manner. 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. These include, among others, California Code of Regulations, Title 24, Part 6 – California Energy Code, and the California Code of Regulations, Title 24, Part 11– California Green Building Standards Code (CALGreen). 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 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 site consists of three soil series, classified by the Natural Resource Conservation Service (NRCS) in the United States Department of Agriculture (USDA) Web Soil Survey as 1) Honcut gravelly loam, that has 0 to 2% slopes, is well drained, with very low erosion and runoff potential; 2) Honn fine sandy loam, with 0 to 3 % slopes, is well drained, with very low erosion potential and medium runoff potential; and 3) Los Robles loam, deep, with 0 to 3 % slopes, is well drained, with very low erosion potential and medium runoff potential.

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 Construction General Permit (CGP) issued by the Regional Water Quality Control Board 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 project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. The topography of the site is predominantly level, approximately 500 feet above mean sea level, with slopes between 0 and 3 percent. The USDA NRCS web soil survey rated the soils in the project site as not limited to somewhat limited for construction. 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.” Honcut gravelly loam soil series has no potential for shrink-swell. The Honn fine sandy loam soil series has a low shrink swell potential rating, and Los Robles loam soil series has a medium shrink swell potential rating. The USDA NRCS web soil survey rated the soils in the project site as not limited and somewhat limited for construction based on a low to medium shrink-swell potential. A rating of “somewhat limited” indicates that the soil has features that are moderately favorable for the specified use. The limitations, in this case the low to medium shrink-swell potential or plasticity, can be overcome or minimized by special planning, design, or installation. The California Building Standards Code (Code) enforced by Shasta County requires a soils report be prepared and submitted with building permit applications. The report must be prepared by a California Licensed Engineer and would address any special design or installation requirements to compensate for any limitations related to the plasticity of the soil.
- 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?			✓	

VIII. GREENHOUSE GAS EMISSIONS: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				✓

Discussion: Based on related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, and 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 operations of the site are not expected to generate significant GHG emissions based on the small scale of the proposed operations and because the proposed

project will replace an existing retail store located 0.20 miles from the proposed project. Therefore, this project is not expected to be a significant source of construction or ongoing GHG emissions.

The proposed project would not conflict with an adopted plan, policy, or regulation pertaining to GHGs. As described, all development in the unincorporated County, including future project-induced development, is required to adhere to all County-adopted policy provisions. Furthermore, the project is proposed at a location consistent with the urban growth anticipated for the site in the 2018 Regional Transportation Plan & Sustainable Communities Strategy for the Shasta Region (RTP/SCS), and therefore will not obstruct the achievement of the RTP/SCS emission reduction targets.

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-b) The proposed project is for a retail store with an attached dry storage area and detached buildings to store dry goods and hay. No routine transport, use, or disposal of hazardous materials is anticipated as a result of the project. Hazardous materials such as industrial fuels, oils, and solvents may be stored at the site during construction. If hazardous materials are to be handled during construction 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.
- c) The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- 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 project is located in an area designated as “Very 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 retail and storage buildings, 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 /SCFD referral area. Fire protection water will be provided as specified by the Bella Vista Water District and in accordance with the Shasta County Fire Safety Standards. The required improvements, including a fire hydrant, shall be installed and in-service prior to the foundation inspection by the Shasta County Building Division, and improvement plans shall be submitted to the CAL FIRE / SCFD and to the Bella Vista Water District for review and approval prior to issuance of the building permit and the construction of the fire hydrant system. CAL FIRE / SCFD has recommended exceptions from the 30-foot fire safety setback standard for the hay storage building which is proposed to be located respectively 20.7 feet and 2.5 feet from the north and west property lines, respectively, and for a 3,600-square foot dry storage building which is proposed to be located respectively 15 feet and 2.5 feet from the north and east property lines, respectively. The recommended exceptions include fire safety related conditions that would be applicable to these buildings and incorporated in the use permit recommended conditions of approval. All development plans will require review and approval by CAL FIRE / SCFD 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				✓

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
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, and a hydrologic report prepared by Vestra Resources Inc., 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. 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 decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Water service for the proposed development will be provided by the Bella Vista Water District. The District is responsible for review of groundwater supplies prior to approving the water supply for the project. The District has indicated they will provide water service to the proposed project, subject to the conditions in the Will Serve letter dated November 25, 2020.

Conditions of approval for the project will require proposed landscaping to comply with water efficiency standards of the model Water Efficient Landscape Ordinance and would therefore be designed to minimize water usage.

- c) The project would not substantially alter the existing drainage pattern of the site or area, or add impervious surfaces, in a manner which would (i) result in substantial erosion or siltation on- or off-site; (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or (iv) impede or redirect flows.

The hydrologic report prepared by Vestra Resources Inc. for the project indicates that post-development runoff volumes will increase by less than one cubic foot per second (CFS) over pre-development levels with implementation of best management practices (BMP's) to capture and infiltrate stormwater onsite. Specifically, the paved areas will drain to valley gutters located along the east and west sides of the site, and the west side valley gutter will drain to the proposed landscape/infiltration area. Roof drains on buildings C and D will be directed to landscape areas and 2-foot-deep rock infiltration area located adjacent to buildings C and D. The Shasta County Public Works Department reviewed the hydrologic report and does not consider a one CFS increase in runoff volume to be a significant impact to the offsite drainage system.

A grading permit is required prior to any grading activities and compliance with all provisions of the permit which will address erosion and siltation containment on- and off-site, and 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. In addition, because the project would involve the disturbance of more than one acre of land, a Construction General Permit (CGP) issued by the Regional Water Quality Control Board 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.

- d) The project is not in a flood hazard, tsunami, or seiche zone.
- 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. The project includes an eight-foot tall zone wall to be constructed on the rear property line to divide the proposed commercial use from the existing residential uses to the north as required by Shasta County Code section 17.84.070. There are no existing pedestrian paths from the residential development to the commercial corridor on Old 44 Drive that would be affected by the proposed zone wall.
- 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 project is in the Commercial (C) General Plan land use designation and Community Commercial (C-2) zoning district. The purpose of the C-2 district is to provide for a wide range of facilities for the sale of goods and provision of personal services, and when applied to commercial areas of town centers or other existing places with similar activities, the uses may be broadened to include outdoor retail uses. This district is consistent with Commercial (C) General Plan land use designation. The proposed project, including outdoor sales, is permitted in the C-2 zone district with approval of an administrative permit. A use permit is required, in this case, to exceed the 25-foot maximum structural height limitation for buildings in the Community Commercial (C-2) zone district that are within 40-feet of a residential zone district for a 30-foot-tall retail storage building located 20.7 feet from the rear property line, and the proposed outdoor sales would be approved under this entitlement; a concurrent administrative permit for outdoor sales was not required.

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 a single-family residence located 150 feet north of the construction area. There are an additional five residences within 500 feet of the proposed project site and the Oak Grove Bible Fellowship church is located approximately 550 feet to the east.

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 be intermittent and will include vehicular traffic throughout the site, moving, placement, loading and unloading of materials, periodic use of equipment within the storage buildings, use of building maintenance systems such as air conditioning systems, and human speech and other general activities associated with the commercial use of the buildings and outdoor sales area. An eight-foot-tall zone wall will be constructed between the proposed project and the residential neighborhood to the north that will serve to attenuate noise generated by the day-to-day operations at the project site. Two of the proposed buildings are oriented at the rear of the parcel and will also serve to further attenuate noise levels for the residents to the north. 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 the Old 44 Drive/Deschutes Road and Old 44 Drive/Cedro Lane intersections, which are relatively busy intersections, and other commercial development in the Palo Cedro town center commercial corridor, including commercial development directly across Old 44 Drive. Noise sensitive uses in this area are exposed to ambient noise levels that are generally greater than intermittent noise sources introduced by the project, particularly the closer a sensitive receptor is to the centerline of Old 44 Drive, busy intersections, and/or commercial development within the town center commercial corridor. 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.

<u>XIV. POPULATION AND HOUSING</u> – 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. The existing retail store located 0.2 miles to the west, has 8-10 employees with an average of 4 employees per shift, and operates from 8:30 am to 6:00 pm Monday through Saturday and 10:00 am to 4:00 pm on Sunday. No changes to the number of employees or hours of operation are proposed for the new facility and would therefore not result in additional employee positions. 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 destruction of any existing housing. The project would not displace any substantial number of people or existing housing, necessitating the construction of replacement housing elsewhere.

Mitigation/Monitoring: None proposed.

<u>XV. PUBLIC SERVICES:</u> 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 “Very High” fire hazard severity zone and is within the 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 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 not add 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.

Mitigation/Monitoring: None proposed.

XVII. TRANSPORTATION: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			✓	
b) Conflict or be inconsistent with CEQA Guidelines Section				✓

XVII. <u>TRANSPORTATION</u>: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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, and a Traffic Operations Plan prepared by Vestra Resources Inc., 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 is not expected to generate additional vehicle trips beyond the number of trips associated with the existing retail store the project would replace which are approximately 100-120 customers trips Monday through Saturday and approximately 60 customers on Sundays, 16-20 employee vehicle trips per day and 3-4 delivery truck trips per week. 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 is consistent with the Shasta County General Plan Circulation Element policies for transit and pedestrian bicycle modes, the 2010 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. The project is not expected to generate any additional light duty vehicle trips beyond the vehicle trips associated with the existing retail store 0.2 miles to the west which the project would replace. Therefore, the project would not result in additional light vehicle trips beyond existing conditions in the project vicinity.
- c) The project would not substantially increase hazards due to a geometric design feature or incompatible uses. The project is located on the north side of the intersection of Old 44 drive and Cedro Lane. Vestra Resources Inc. completed a traffic design plan for the project in November 2022. The Shasta County Department of Public Works reviewed the Traffic Design Plan for the project and determined that the project would not increase traffic hazards at the intersection, and that semitrucks can enter and exit the project site off Old 44 Drive safely from both directions.
- 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, and observations on the project site and in the vicinity, 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 September 2, 2022, with the 30-day notification period ending October 3, 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 would be served by the Bella Vista Water District. The District has provided a will serve letter indicating that the District will serve water to this project contingent upon compliance with all rules, regulations, policies, resolutions, costs and specifications that are in effect at the time service 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.

The project would result in the construction of new on-site drainage facilities, and curb and gutter. No new off-site storm water drainage facilities or expansion of existing facilities are required or proposed. One new power pole is proposed onsite to connect to existing PG&E electric transmission lines located on the south side of Old 44 Drive. The construction of these on-site facilities is not expected to create significant environmental effects.

- 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 would be served by County Service Area No. 8, Palo Cedro Sewer. There is currently a total of 1.0 sewer household equivalents (HE's) assigned to this parcel. The County Department of Public Works has issued a Will-Serve letter to serve the parcel with the existing 1 HE and will require the transfer of up to 2 HE's from the existing retail store parcel to the new location to fully serve the proposed use.
- 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 by Waste Management disposal services and by the West Central Landfill which has sufficient 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?				✓

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
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				✓
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				✓
d) Expose people or structures to significant risks, including 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 specify and require specific erosion and sediment control measures to stabilize soil and control stormwater runoff during project construction.

Mitigation/Monitoring: None proposed.

XXI. <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			✓	

XXI. <u>MANDATORY FINDINGS OF SIGNIFICANCE:</u>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
when viewed in connection the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

Discussion:

- a) Based on the discussion and findings in Section IV. Biological Resources, there is evidence to support a finding that the project would have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below the self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of a rare or endangered plant or animal. With the incorporation of mitigation measures into the project specified in Section IV. Biological Resources, 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 significant 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 UP22-0005 – KDAW LLC

GENERAL COMMENTS:

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

1. Photometric Analysis, L and D Sustainability, March 3, 2023
2. Traffic Design Report, Vestra Resources Inc. November 2022
3. Hydrologic Report, Vestra Resources Inc., July 2022, Revised December 2022, Revised February 2023

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 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, 2021 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

3. Shasta Regional Transportation Authority, 2018 Regional Transportation Plan & Sustainable Communities Strategy for the Shasta Region

IX. HAZARDS AND HAZARDOUS MATERIALS

1. Shasta County General Plan, Section 5.4 Fire Safety and Sheriff Protection, and Section 5.6 Hazardous Materials.
3. 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

1. 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

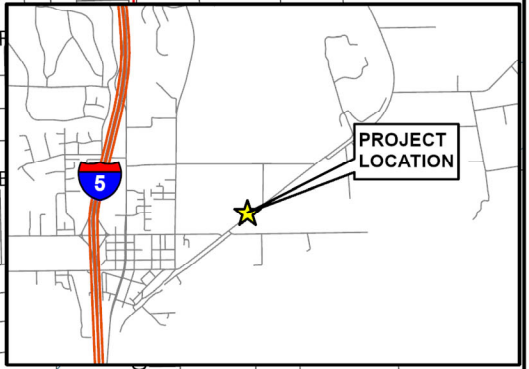
- 1. Office of the State Fire Marshall-CALFIRE Fire Hazard Severity Zone Maps

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

None

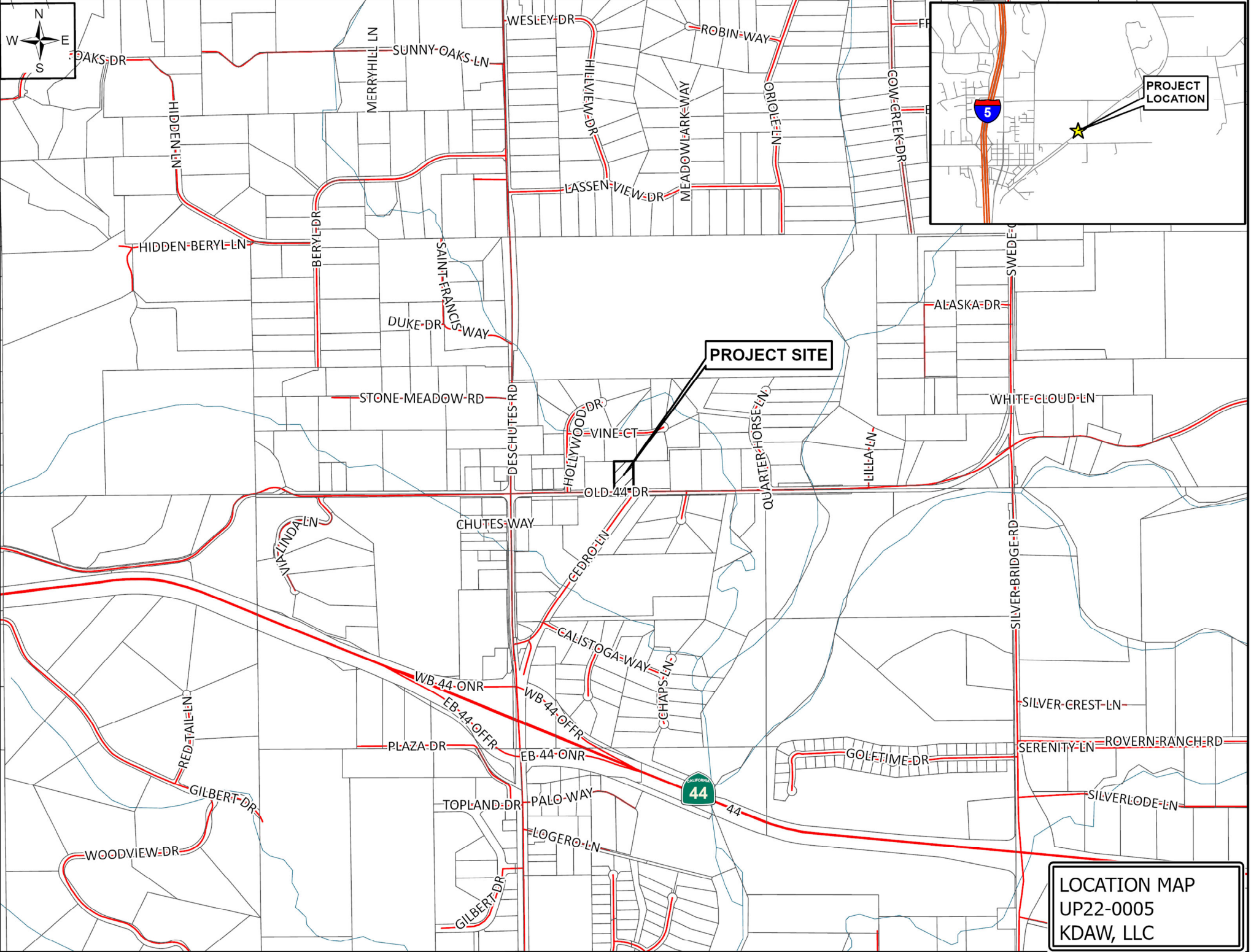
**MITIGATION MONITORING PROGRAM (MMP)
FOR UP22-0005-KDAW INC**

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
Section IV. Biological Resources			
<i>Nesting Birds</i>			
IV.a.d.1) Ground disturbing activities associated with construction should occur between September 1 and January 31, when birds are not nesting.	Prior to issuance of Grading Permit.	Planning Division	
<p>IV.a.d.2) If ground disturbance activities occur during the nesting season, a pre-construction nesting bird survey should be conducted by a qualified biologist to identify active nests in and adjacent to the Project area, no more than 14 days prior to the commencement of construction activities.</p> <p>Surveys should begin prior to sunrise and continue until vegetation and nests have been sufficiently observed. The survey should consider acoustic impacts and line-of sight disturbances occurring because of the Project to determine a sufficient survey radius to maximize observations of nesting birds. A nesting bird survey report should be prepared and at a minimum, the report should include a description of the area surveyed, date and time of the survey, ambient conditions, bird species observed, a description of any active nests observed, any evidence of breeding behaviors (e.g., courtship, carrying nest materials or food, etc.), and a description of any outstanding conditions that may have impacted the survey results (e.g., weather conditions, excess noise, the presence of predators, etc.).</p> <p>If an active nest is located during preconstruction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the Department and U.S. Fish and Wildlife Service to comply with FGC sections 3503 and 3503.5 and the Migratory Bird Treaty Act. Compliance measures may include, but are not limited to, exclusion buffers, sound-attenuation measures, seasonal work closures based on the known biology and life history of the species identified in the survey, as well as ongoing monitoring by biologists.</p> <p>IV.d.3) If trenching and excavation will be included in Project activities, any open trench and excavation areas should be covered securely prior to stopping work each day and/or a wildlife exit ramp should be provided in the trench to prevent wildlife entrapment. If pipes are left out onsite, they should be inspected for wildlife prior to burying, capping, moving, or filling.</p>	<p>Prior to issuance of Grading Permit.</p>	<p>Planning Division / California Department of Fish and Wildlife</p>	
	<p>Prior to issuance of Grading Permit or Building Permit/Ongoing.</p>	<p>Planning Division/Building Division</p>	



PROJECT SITE

LOCATION MAP
UP22-0005
KDAW, LLC





DESCHUTES RD

HOLLYWOOD DR

VINE CT



PROJECT SITE

OLD 44 DR

CEDRO LN

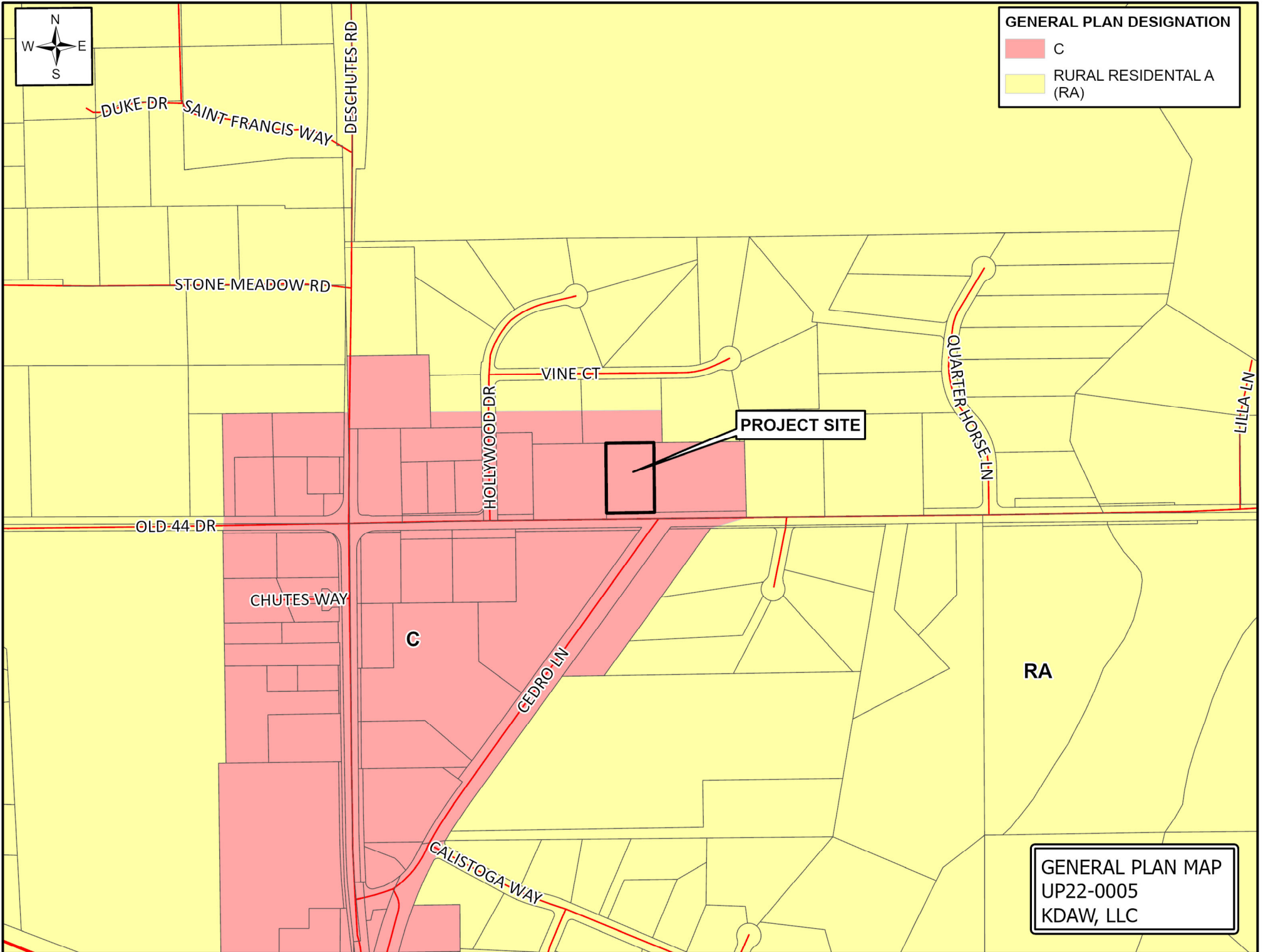
PALO CEDRO ESTATES DR

PROJECT AERIAL
UP22-0005
KDAW, LLC



GENERAL PLAN DESIGNATION

- C
- RURAL RESIDENTIAL A (RA)

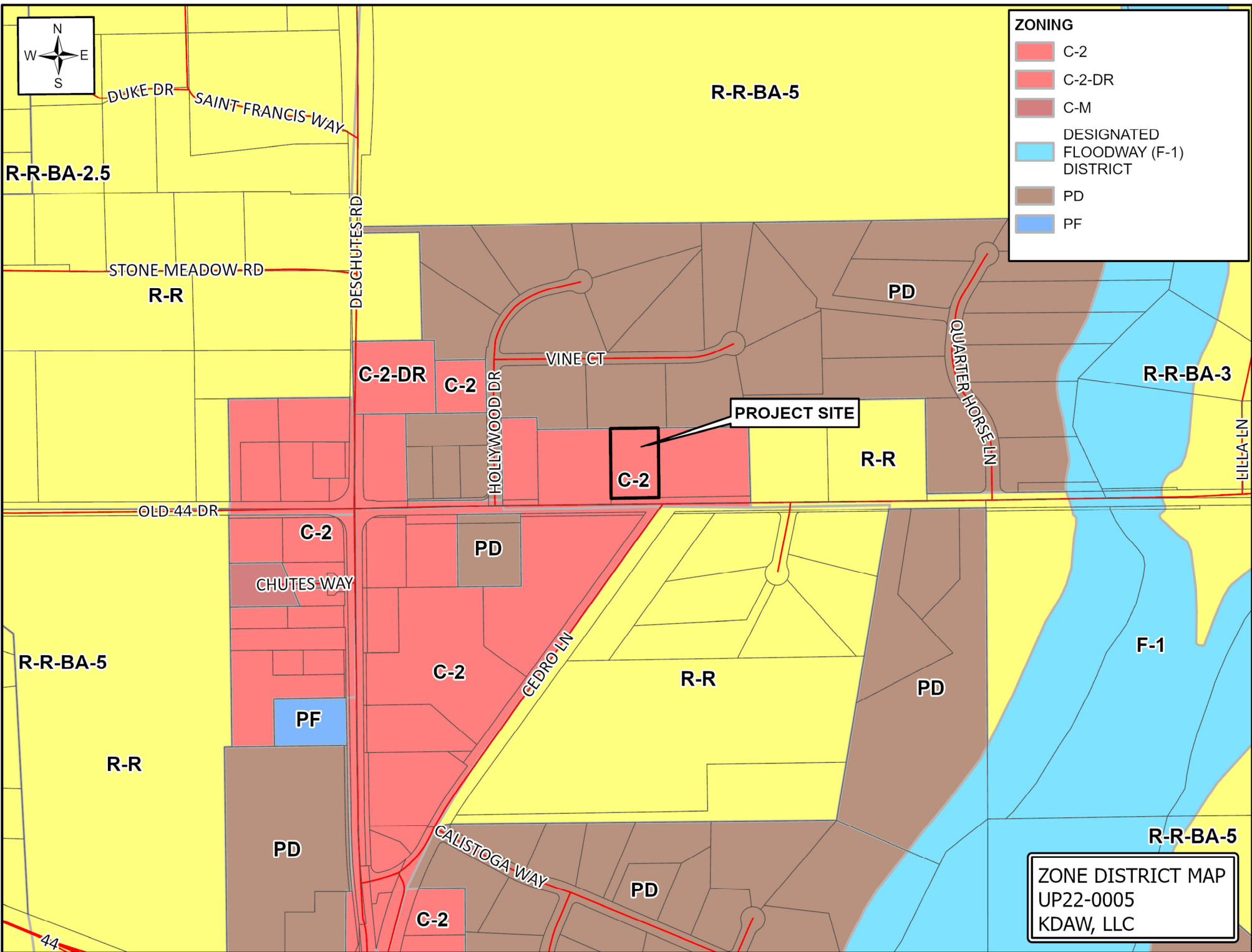


GENERAL PLAN MAP
UP22-0005
KDAW, LLC



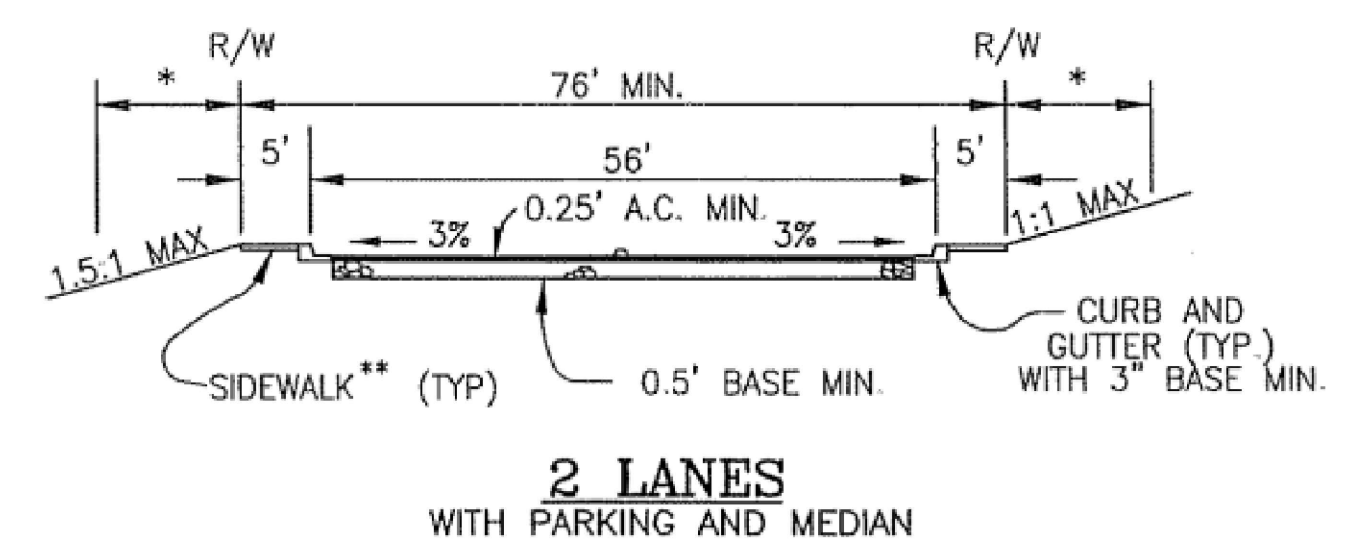
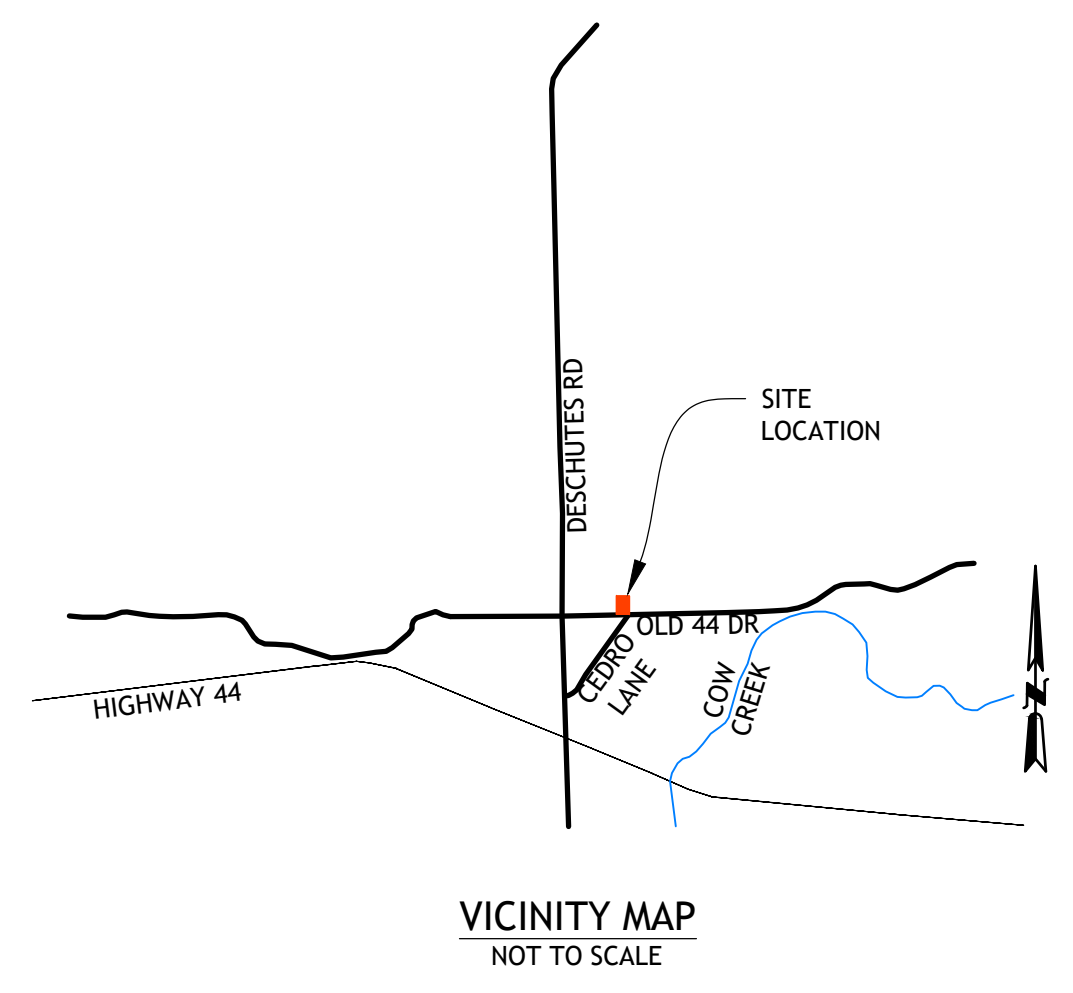
ZONING

- C-2
- C-2-DR
- C-M
- DESIGNATED FLOODWAY (F-1) DISTRICT
- PD
- PF



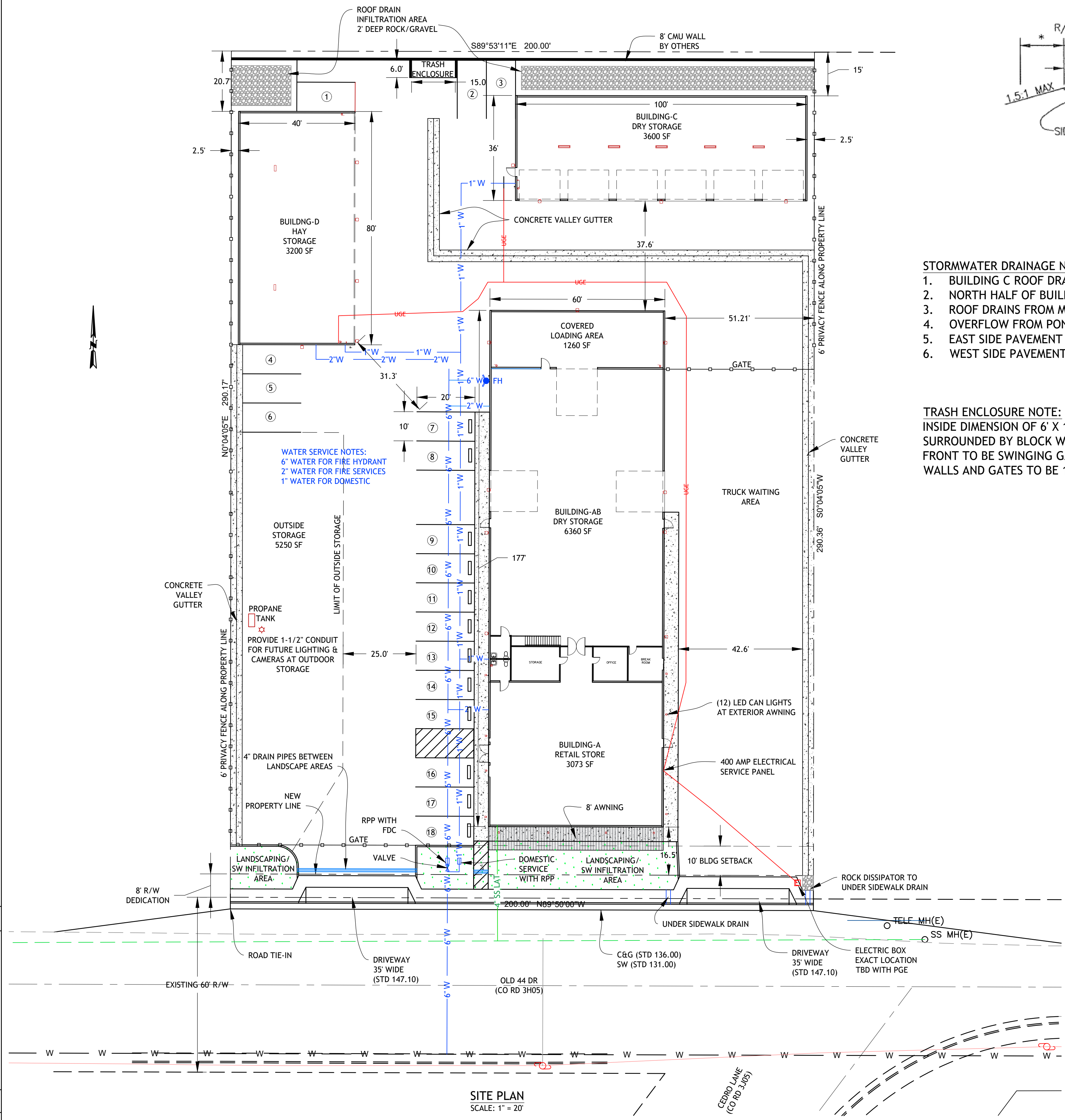
ZONE DISTRICT MAP
UP22-0005
KDAW, LLC

PARKING STALL DATA			FIRE SUPPRESSION	WILDLAND URBAN INTERFACE AREA	OUTDOOR LIGHTING
TYPE OF SPACE	SQ FT	STALLS REQUIRED	APPLICABLE BUILDING D ONLY PERMIT APPROVAL DEFERRED FOR DESIGN. CONSTRUCTION TO BE COMPLETED PRIOR TO FINAL INSPECTION OF BUILDING D.	THIS CONSTRUCTION SITE IS LOCATED IN A HIGH FIRE RISK AREA THEREFORE ALL CONSTRUCTION DESIGNS AND MATERIALS SHALL MEET THE REQUIREMENTS OF WUI CODES.	1 LED POLE YARD LIGHT IN OUTSIDE STORAGE
INDOOR RETAIL SALES	3073	1 PER 200 SQ FT = 15 STALLS			9 AB BUILDING MOUNTED
STORAGE/ WAREHOUSE	13160	1 PER EMPLOYEE = 2 STALLS			4 C BUILDING MOUNTED
OUTDOOR RETAIL SALES	5250	1 STALL			5 D BUILDING MOUNTED
PARKING PROVIDED		18 STALLS			SEE ELECTRICAL PLAN FOR SPECIFICATIONS



- STORMWATER DRAINAGE NOTES:**
- BUILDING C ROOF DRAINS OUTLET TO ROCK/GRAVEL INFILTRATION AREA.
 - NORTH HALF OF BUILDING D ROOF DRAINS OUTLET TO ROCK/GRAVEL INFILTRATION AREA.
 - ROOF DRAINS FROM MAIN BUILDING OUTLET TO LANDSCAPING AREA.
 - OVERFLOW FROM PONDED LANDSCAPE AREA OUTLETS THROUGH UNDERSIDEWALK DRAIN TO STREET.
 - EAST SIDE PAVEMENT DRAINS DIRECTLY TO STREET.
 - WEST SIDE PAVEMENT DRAINS TO LANDSCAPE AREA.

TRASH ENCLOSURE NOTE:
 INSIDE DIMENSION OF 6' X 15'
 SURROUNDED BY BLOCK WALL ON BACK AND SIDES
 FRONT TO BE SWINGING GATE(S)
 WALLS AND GATES TO BE 1' TALLER THAN DUMPSTERS



P:\CAD\92216_PALO_CEDRO_FEED_SWPPP\DWG\PC_FINAL_SITE_PLAN_REV_1-23.DWG

www.vestra.com
 (530) 223-2585
 FAX (530) 223-1145

VESTRA

5300 AVIATION DRIVE - REDDING, CA 96002

NO.	DATE	REVISION	BY

DESIGN: SG
 DR: AJ
 CHK: SG
 APVD: SG

SITE PLAN
 PALO CEDRO FEED
 UP22-0005 AND ADM22-0001
 PALO CEDRO, CALIFORNIA

SHEET 1 OF 1
 DATE 3/29/23
 JOB NO. 92216

REGISTERED PROFESSIONAL ENGINEER
 SUSAN DIANE GOODWIN
 Exp. 6/30/23
 No. 61687
 CIVIL
 STATE OF CALIFORNIA

GENERAL NOTES

1) Construction shall conform to the 2019 edition of the California Building Code (CBC), 2019 California Mechanical Code (CMC), 2019 California Plumbing Code (CPC), 2019 California Electrical Code (CEC), 2019 California Fire Code (CFC), 2019 California Energy Code (2008 Ca Energy Standards), 2019 California Green Buildings Standards Code and all amendments of the above mentioned codes.

2) The Contractor shall verify all dimensions and conditions at the job site prior to starting construction and the Engineer shall be notified of any discrepancies or inconsistencies with any work so involved. Contractor is not to order material or construct any portion of the building that is in conflict until such conflict is resolved with the affected parties.

3) Drawings indicate general and typical details of construction. Where conditions are not specifically indicated, but are of a similar character to details shown, similar details of construction shall be used, subject to approval of the Engineer.

4) These plans, drawings and calculations indicated or represented by these drawings and engineering are for the Palo Cedro Feed Project, Palo Cedro, Ca and shall not be reused at another site.

Safety:

5) It is the Contractor's responsibility to comply with the pertinent sections as they apply to this project of the "Construction Safety Orders" issued by the State of California latest edition, and all OSHA requirements.

Design Criteria:

Allowable Soil Bearing 1500 psf	Seismic Design Category Site Class D	Wind Speed 110 MPH Exposure C	Roof Snow Load 25 psf
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Site Work:

7) All trees and stumps within the footprint of the foundation and within 5 feet of the foundation shall be removed from the soil in their entirety including roots. Disturbed soil below the footings shall be excavated and filled with concrete or compacted at 95% relative compaction in 6" lifts at optimum moisture content in conformance with ASTM 1557.

8) The site shall be graded so that the ground surface slopes away from the footings of the foundation for a minimum of 6 feet at a minimum grade of 5%. In no case shall water be permitted to pond or collect within 6 feet of the foundation.

Foundations:

9) All footings shall bear on undisturbed soil.

10) The Contractor shall notify the Engineer 48 hours prior to pouring foundations.

11) Concrete shall have a minimum compressive strength of 2500 psi at 28 days.

12) Reinforcing steel shall conform to ASTM A615 Grade 40. Splices in reinforcing shall have laps of 40 bar diameter min.

Framing:

13) All framing and studs shall be Douglas Fir #2 or higher grade. All beams and headers shall be Douglas Fir #2 or higher grade.

14) All nailing shall comply with CBC table 2304.10.1 unless noted otherwise in plans.

15) Sill bolts shall be of the size and spacing specified in the shear wall schedule and within 6" of the ends of each piece. Sill bolts shall have a minimum 7" embedment in concrete unless noted otherwise.

Hardware and Bolts:

16) Hardware shall be Simpson Strong-tie.

17) Bolts shall conform to ASTM A307

18) Nails shall be common wire nails

19) Hardware, nails and bolts exposed to weather shall be hot dipped galvanized G90 coated. Hardware, nails and bolts in contact with treated wood shall be hot dipped galvanized G185 coated or other coating rated for exposure to the type treated wood used.

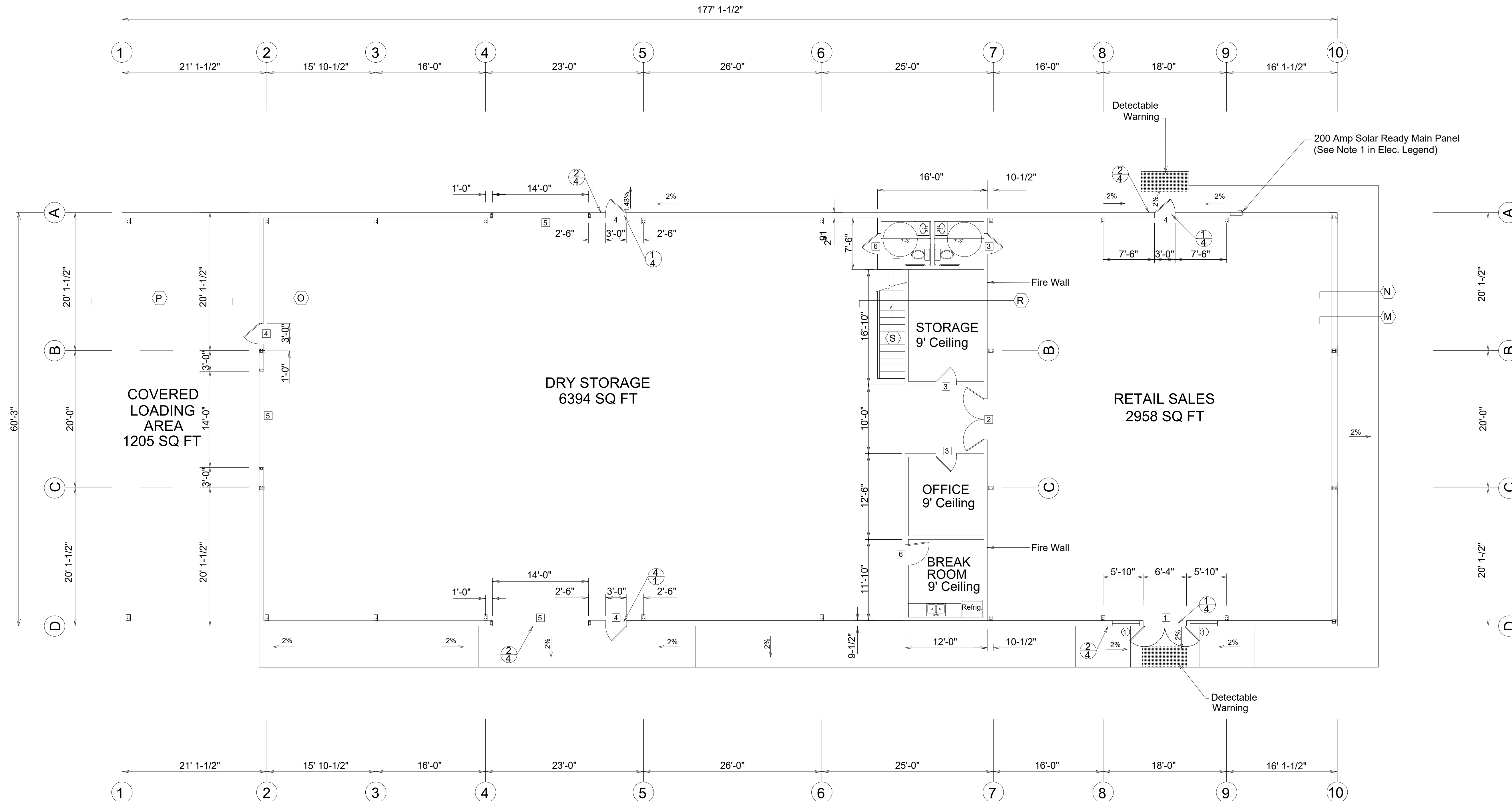
20) Doors shall have lever handles that return to the door within 1/2". Doors shall also have 10" wide kickplates at the base.

Suspended Lighting

21) Suspended Lighting shall be installed per ASTM C635 and ASTM C636.

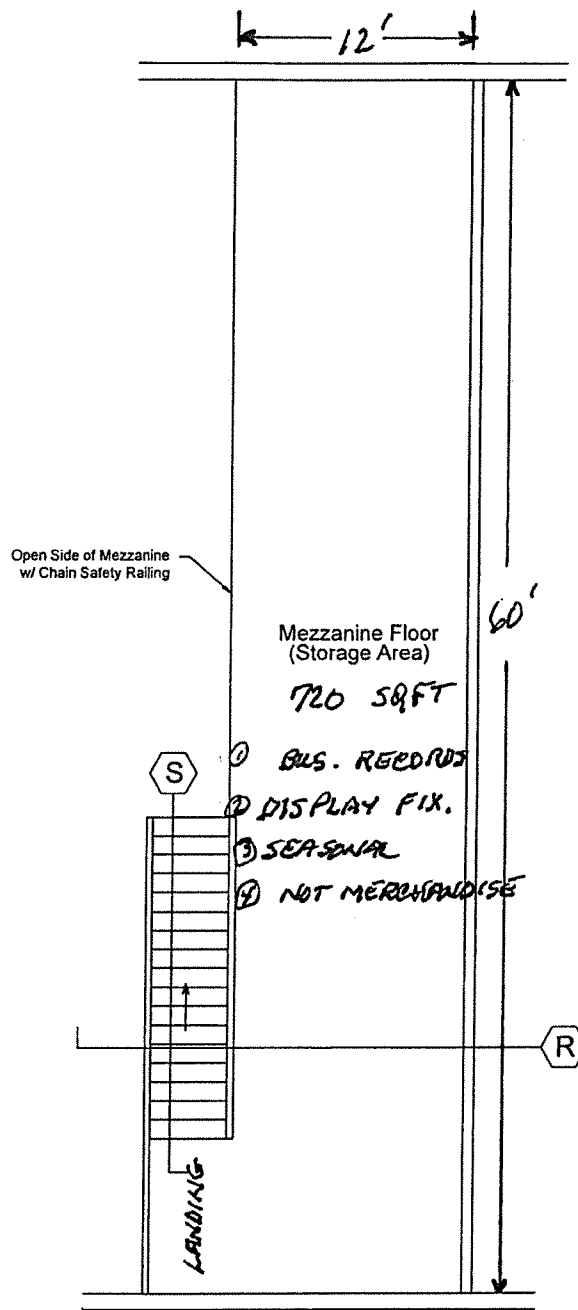
WINDOW SCHEDULE			
Symbol	Type	Size	Description
①	Fixed	6040	Commercial Aluminum Framed w/Safety Glazing

DOOR SCHEDULE			
Symbol	Type	Size	Notes
①	Hollow Mt Full Light w/Safety Glazing	DBL 3067	Ext Hol Mt Weld Frm
②	Two Way Double Swing	DBL 3067	Int Knock Down Frm Fire Rated Self Closing
③	Hollow Mt Flush	3067	Int Knock Down Frm Fire Rated Self Closing
④	Hollow Mt Flush	3067	Ext Hol Mt Weld Frm
⑤	Commercial Roll Up Drive Door	14'x16'	Specific Model and Brand Choice by Owner
⑥	Hollow Mt Flush	3067	Int Knock Down Frm

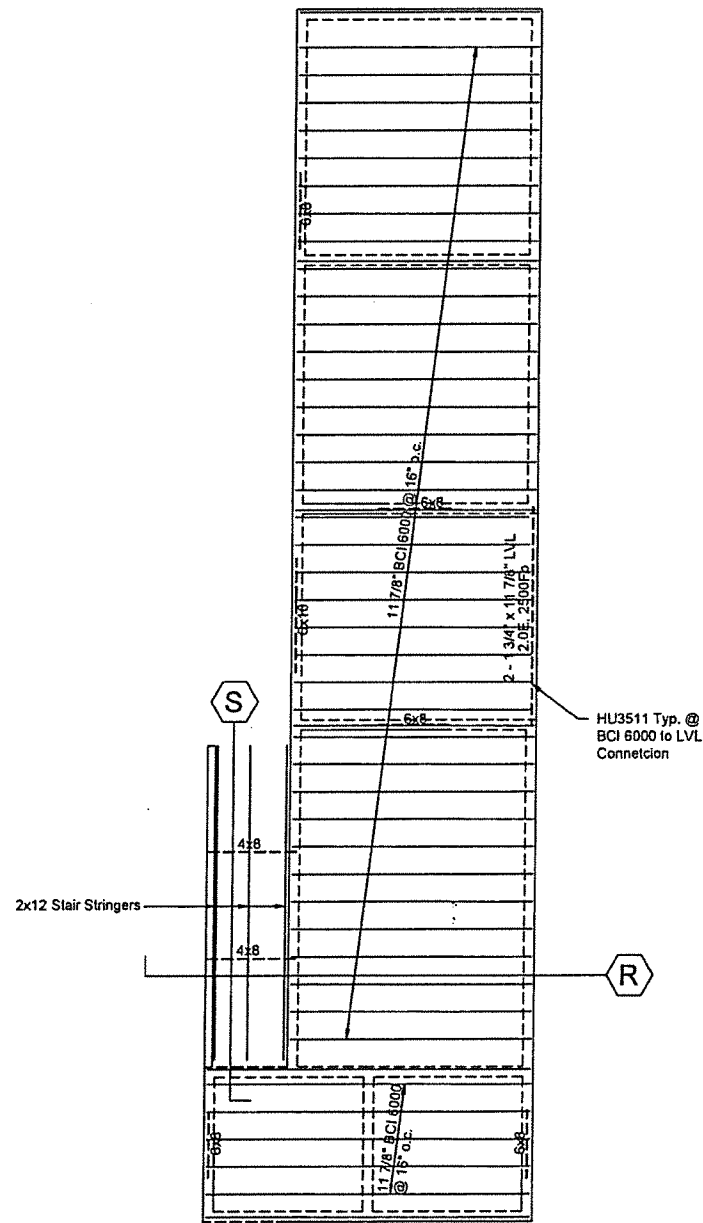


FLOOR PLAN
SCALE: 1/8" = 1'-0"

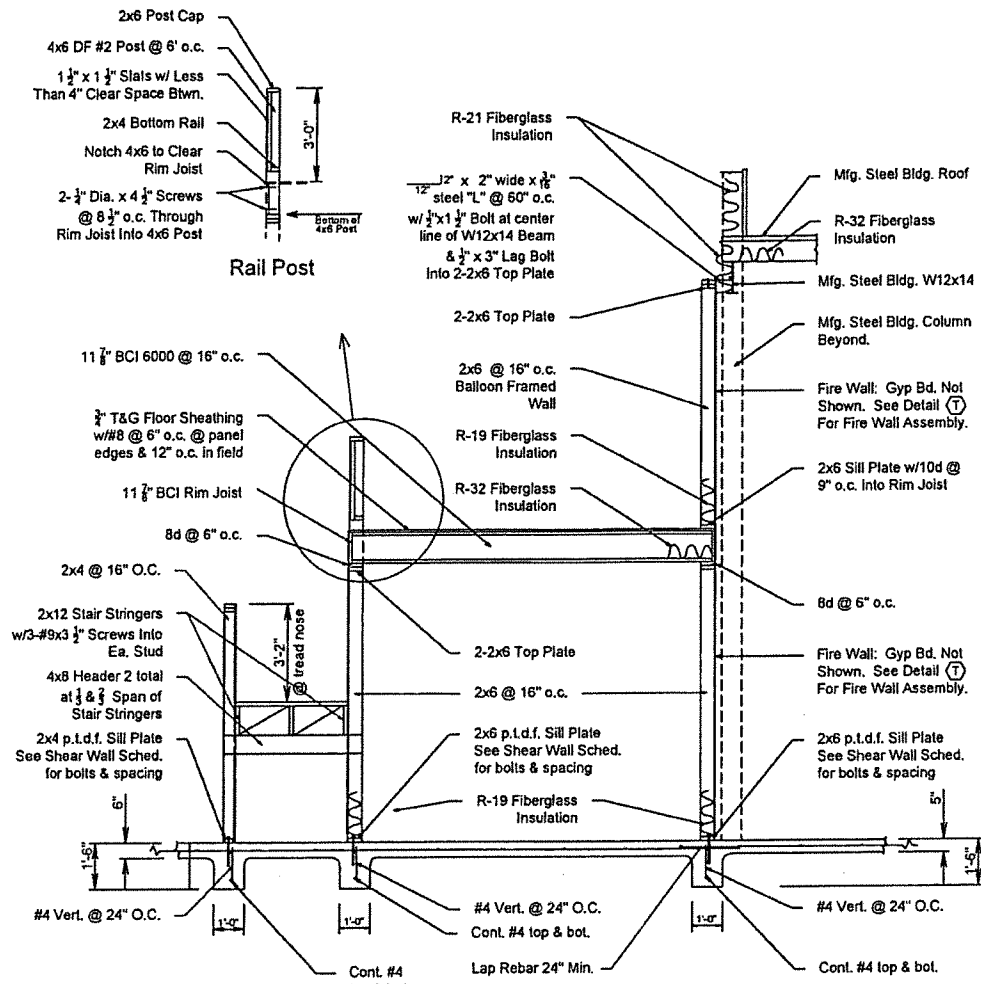
PALO CEDRO FEED STORE
RETAIL & DRY STORAGE BUILDING A-B
OLD 44 DRIVE APN 059 390 054
PALO CEDRO, CA



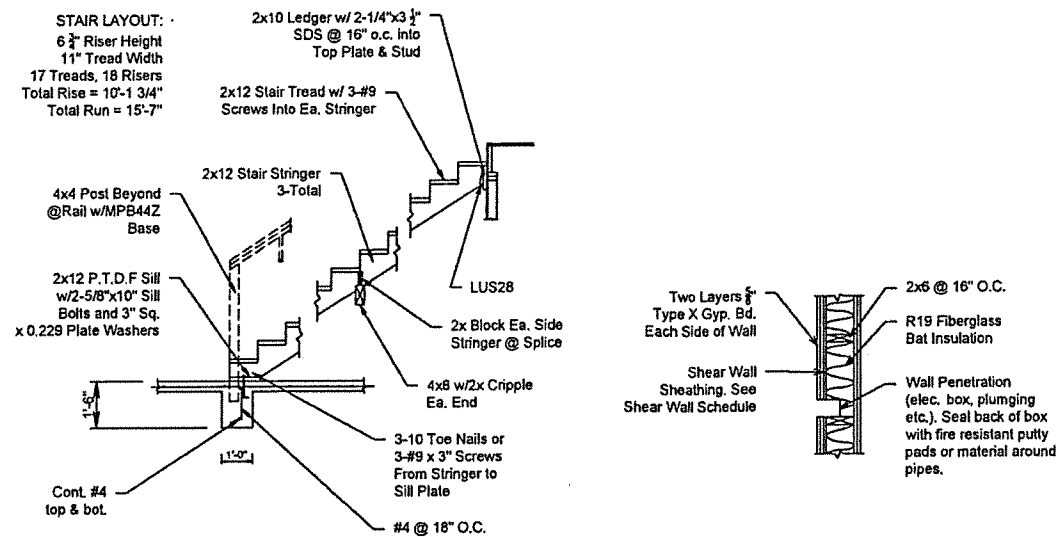
MEZZANINE FLOOR PLAN
SCALE: 1/4" = 1'-0"



MEZZANINE FRAMING PLAN
SCALE: 1/4" = 1'-0"



R Scale: 3/8" = 1'-0"



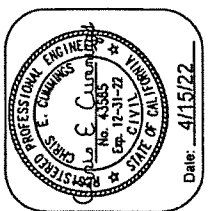
S Scale: 3/8" = 1'-0"

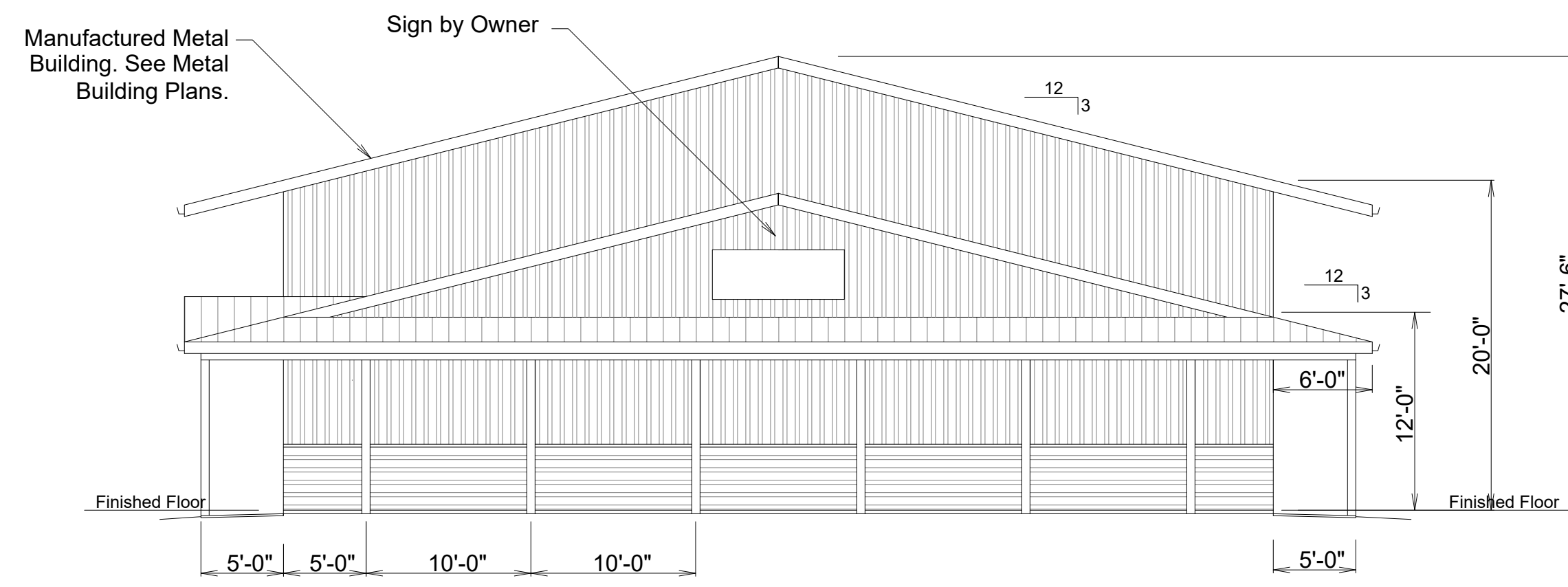
T Fire Wall Assembly Scale: 3/4" = 1'-0"

REVISIONS

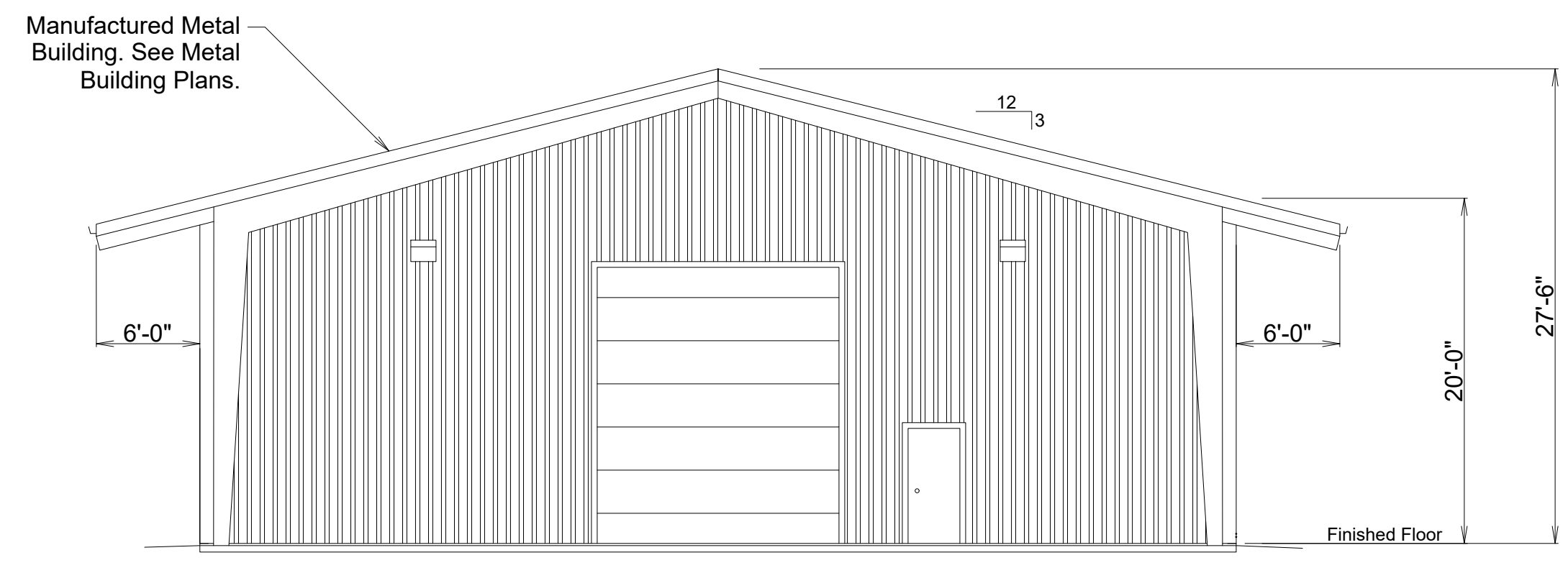
ENGINEERING BY:
CHRIS CUMMINGS ENGINEERING
3399 Dodson Lane
Anderson, Ca
(530) 364-6837

**PALO CEDRO FEED STORE
RETAIL & DRY STORAGE BUILDING AB**
OLD 44 DRIVE APN 059 390 054
PALO CEDRO, CA

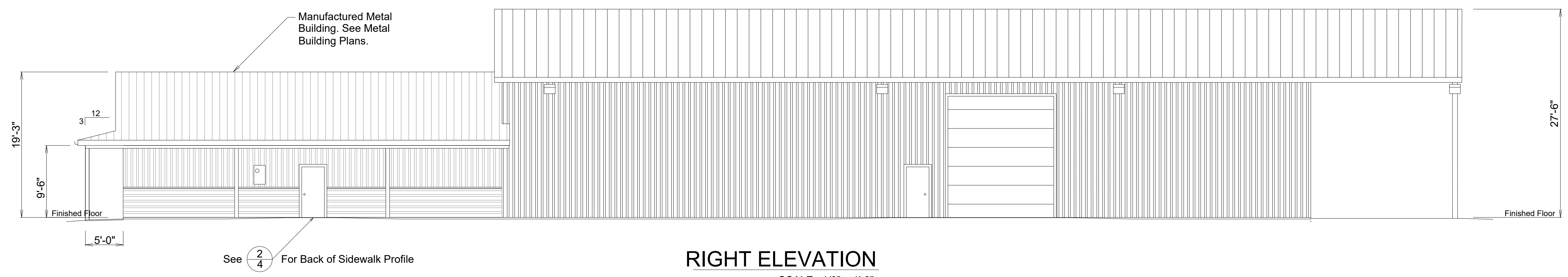




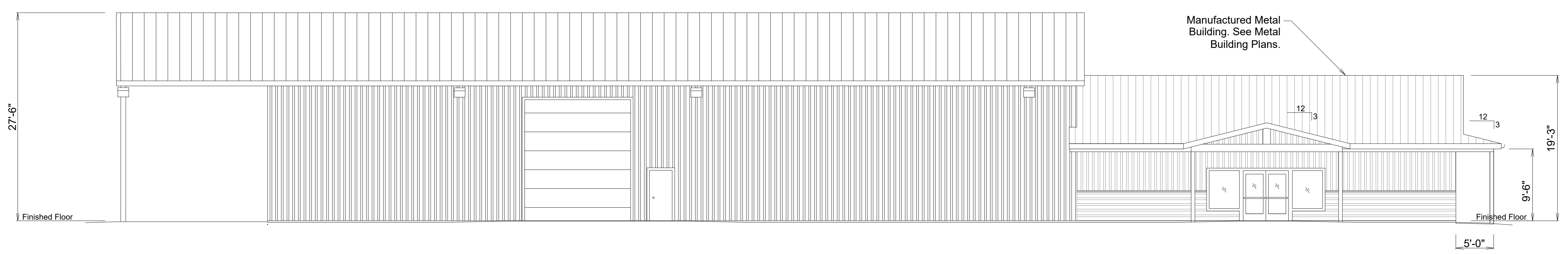
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

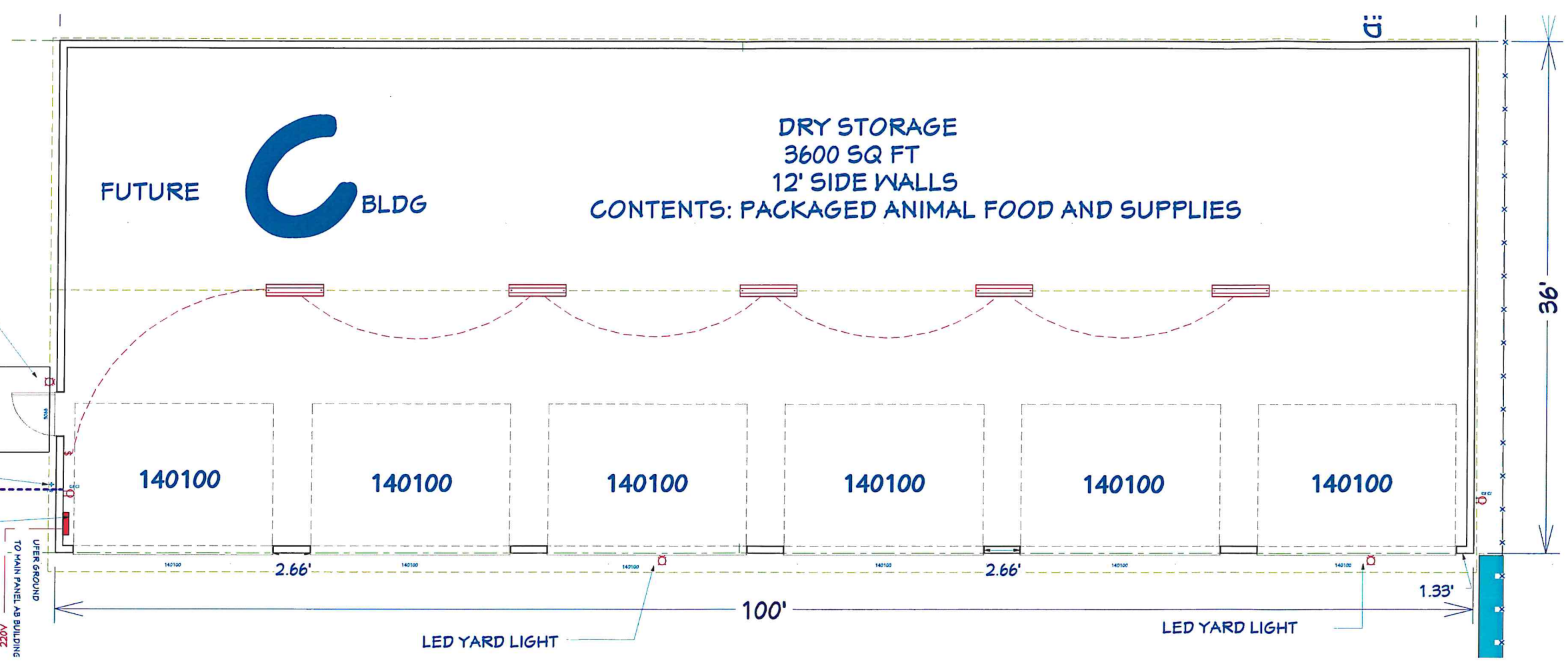


RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

**PALO CEDRO FEED STORE
RETAIL & DRY STORAGE BUILDING A-B**
OLD 44 DRIVE APN 059 390 054
PALO CEDRO, CA



DRAWINGS PROVIDED BY:
ARK DESIGN CONSTRUCTION & ROOFING INC
 9470 DESCHUTES RD
 PALO CEDRO, CA 94702
 530 547 3890
 DRAFTSMAN: *Gary McLean*

PROJECT OWNER & MAIL ADDRESS
KDAM LLC
 P.O. BOX 164
 PALO CEDRO, CA 94607B

FLOOR PLAN & ELECTRICAL
BLDG C

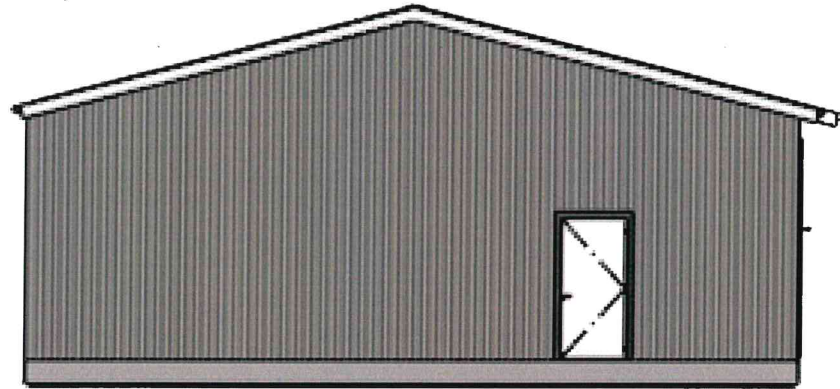
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 1/4" = 1'
 unless noted otherwise

REVISION DATE:

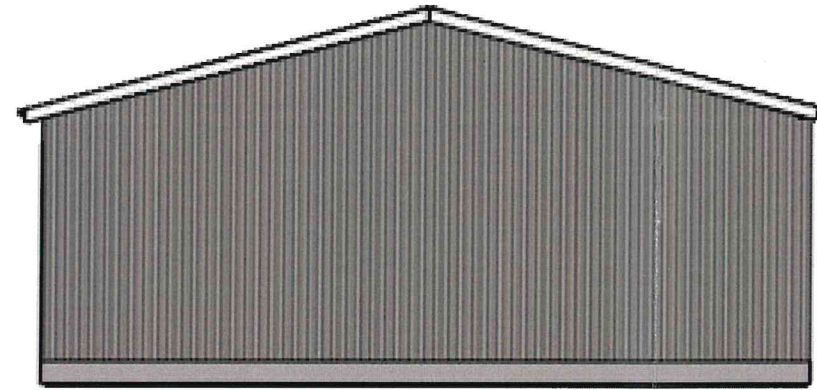
SHEET:
 4



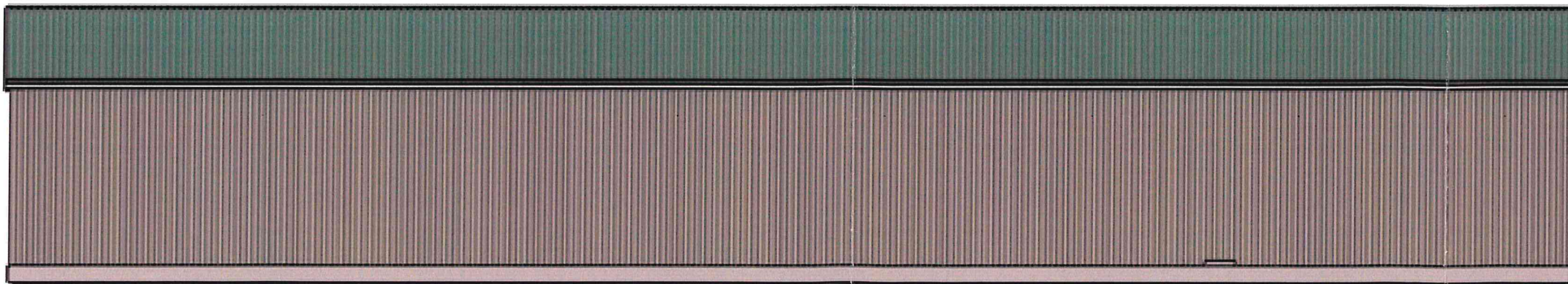
BUILDING C SOUTH



BUILDING C WEST



BUILDING C EAST



BUILDING C NORTH

DRAWINGS PROVIDED BY:
**ARK DESIGN CONSTRUCTION
 & ROOFING INC**
 9470 DESCHUTES RD
 PALO CEDRO, CA
 530 547 3890
 DRAFTSMAN: *Gary McLean*

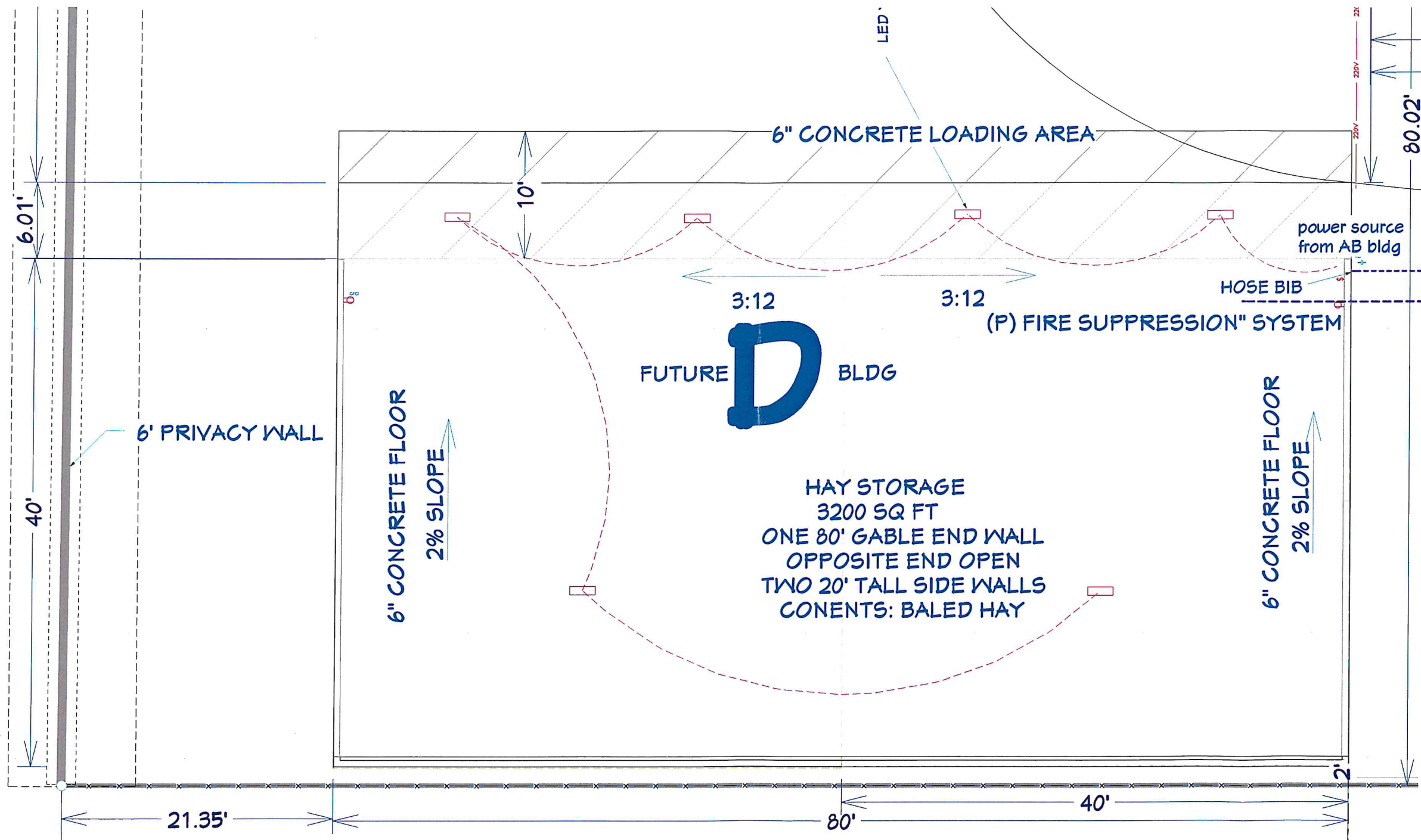
PROJECT OWNER & MAIL ADDRESS
KDAW LLC
 P.O. BOX 764
 PALO CEDRO, CA 96073

**BUILDING C
 ELEVATIONS**

SCALE:
 1/4" = 1'
 unless noted
 otherwise

REVISION DATE:

SHEET:



DRAWINGS PROVIDED BY:
**ARK DESIGN CONSTRUCTION
 & ROOFING INC**
 9470 DESCHUTES RD
 PALO CEDRO, CA
 530 547 3890
 DRAFTSMAN: *Gary McLean*

PROJECT OWNER & MAIL ADDRESS
KDAW LLC
 P.O. BOX 164
 PALO CEDRO, CA 96073

SUBJECT BUILDING D
FLOOR PLAN &
ELECTRICAL

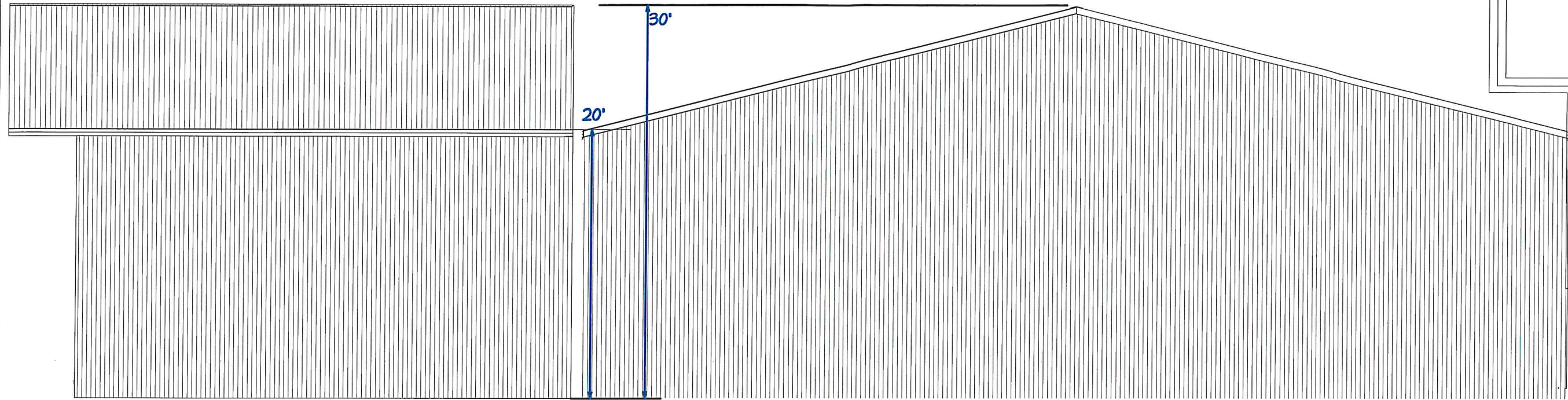
SCALE:
 1/4" = 1'
 unless noted
 otherwise.

REVISION DATE:
 8/8/21

SHEET:

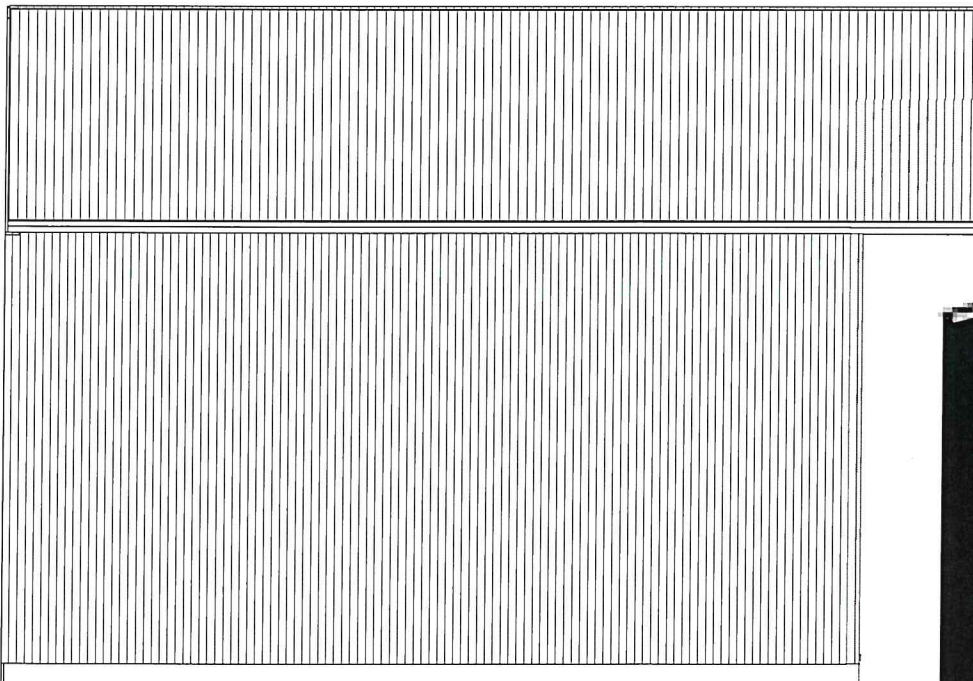
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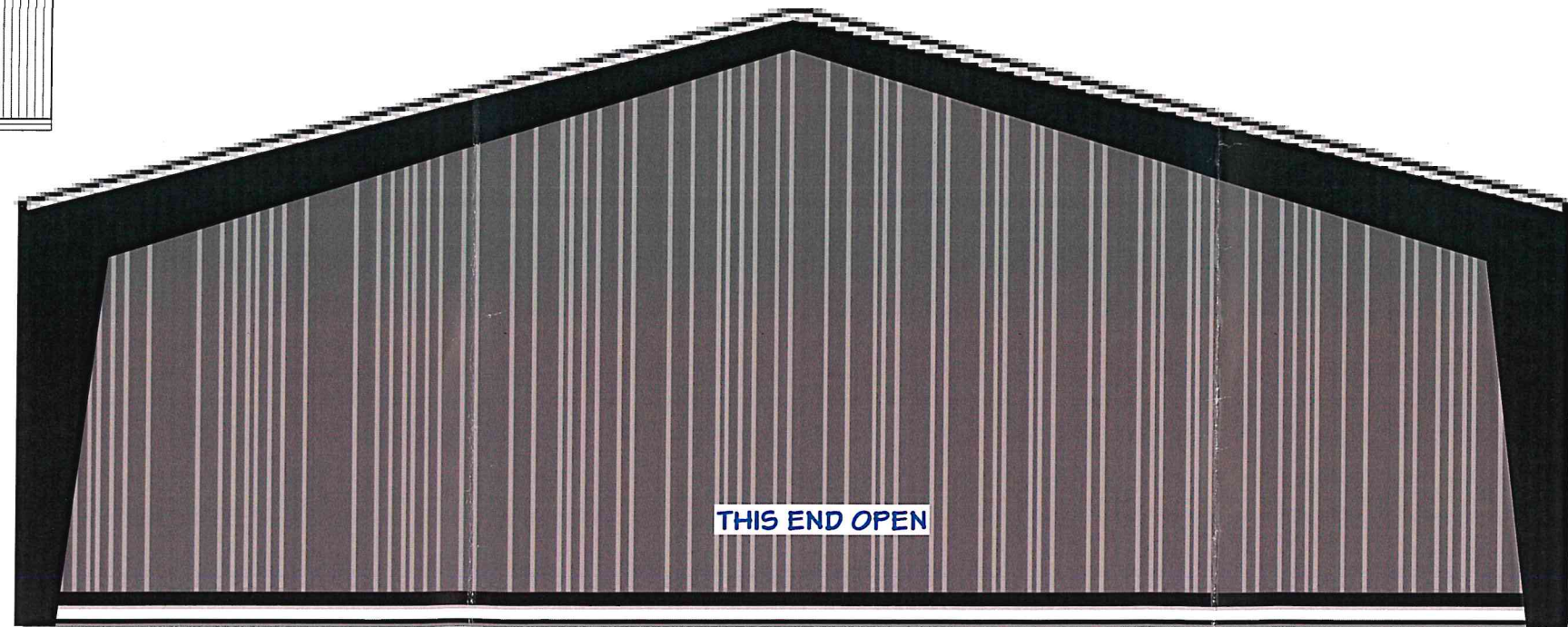


BUILDING D NORTH

BUILDING D WEST



BUILDING D SOUTH



THIS END OPEN

BUILDING D EAST

DRAWINGS PROVIDED BY:
**ARK DESIGN CONSTRUCTION
 & ROOFING INC**
 9470 DESCHUTES RD
 PALO CEDRO, CA
 530 547 3890
 DRAFTSMAN: *Gary McLean*

PROJECT OWNER & MAIL ADDRESS
KDAW LLC
 P.O. BOX 164
 PALO CEDRO, CA 96073

BUILDING D ELEVATIONS

SCALE:
 1/4" = 1'
 unless noted
 otherwise

REVISION DATE:
 8-8-21

SHEET:

5

**EXCEPTION REQUEST TO THE SHASTA
COUNTY FIRE SAFETY STANDARDS**

To be completed by Shasta County FD
Request # 21-62

Shasta County Fire Department
Fire Protection & Land Use Planning
875 Cypress Ave., Redding, CA 96001

NOTICE: This exception applies only to Fire Safety Standards. ZONING CLEARANCE MUST ALSO BE OBTAINED.

Applicant:
Name: Gary Mclean Address: 9470 Deschutes Rd. Palo Cedro, CA 96073 Phone: 530-547-3890

Property Owner:
Name: Kelly Landry Address: Phone:

Correspondence to be sent to: Applicant Property Owner

Applicant requests an exception to Section 6.51, Building Setbacks of the Fire Safety Standards for APN# 059-390-054 located at the address listed above.

DETAILS OF PROJECT: applicant request an exception to build a 3200 sqft metal barn located 15' from the north property line and 2'5" from the west property line.

To approve the request, the County Fire Warden is required to make findings that the requested exception shall provide defensible space consistent with "SRA Fire Safe Regulations."

*The County Fire Warden has **approved** this request with the following condition(s):*

1. Maintain area around all buildings free of flammable vegetation a minimum of 100 feet or to property line, whichever is less. Within this defensible space:
 - a. Remove all brush, all dead trees, and live trees less than 4" DBH.
 - b. Remove additional trees as necessary to ensure that tree canopies are not touching.
 - c. Remaining trees shall be pruned of branches up to 10 feet or 50 percent of the live crown.
 - d. Reduce and maintain dead grass height to 2 inches or less.
 - e. Comply with Shasta County Defensible Space Ordinance No. SCC 2019-06.
2. Buildings (proposed and as-built) located within the reduced setback areas shall comply with new construction requirements found in the following Chapters of the 2019 California Building Code and section 6.51 of the Shasta County Fire Safety Standards:
 - a. Chapter 7A *Materials and Construction Methods for Exterior Wildfire Exposure*, with the following modifications.
 - Ancillary buildings and detached accessory structures shall also comply.

- The exterior wall(s) within the reduced setback area shall have a 1-hour rating with exposure from both sides or shall be non-combustible. (Non-combustible includes fibrous cement siding or 3-coat stucco.)
- All windows within the reduced setback area shall be fire rated or dual pane with both panes tempered.
- All man doors within the reduced setback area shall be self-closing.
- The proposed building shall also provide one of the following: noncombustible block walls or fences; five (5) feet of noncombustible material horizontally around the structure; installing hardscape landscaping or reducing exposed windows on the side of the structure with a less than thirty (30) foot setback.

b. Chapter 15 *Roof Assemblies and Rooftop Structures*.

- Class A Roofing is required

3. Storage of combustible materials prohibited in reduced-setback area between the building and property line.
4. Applicant shall install an automatic fire sprinkler system complying with NFPA 13 and the California Fire Code.

Bret Gouvea
County Fire Warden

By



Date: December 8, 2021

Jimmy Zanotelli
County Fire Marshal

**EXCEPTION REQUEST TO THE SHASTA
COUNTY FIRE SAFETY STANDARDS**

To be completed by Shasta County FD

Request # 22-35

Shasta County Fire Department
Fire Protection & Land Use Planning
875 Cypress Ave., Redding, CA 96001

NOTICE: This exception applies only to Fire Safety Standards. ZONING CLEARANCE MUST ALSO BE OBTAINED.

Applicant:
Name: Address: Phone:
Gary Mclean 9470 Deschutes Rd. Palo Cedro, CA 96073 530-547-3890

Property Owner:
Name: Address: Phone:
Kelly Landry

Correspondence to be sent to: Applicant Property Owner

Applicant requests an exception to Section 6.51, Building Setbacks of the Fire Safety Standards for APN# 059-390-054 located at the address listed above.

DETAILS OF PROJECT: Applicant request an exception to build a 3600 sqft metal building, identified as building C located 15' from the north property line and 2'5" from the east property line. Applicant also request an exception to build a 3200 sqft metal retail store, identified as building A located 11' feet from the south property line.

To approve the request, the County Fire Warden is required to make findings that the requested exception shall provide defensible space consistent with "SRA Fire Safe Regulations."

*The County Fire Warden has **approved** this request with the following condition(s):*

1. Maintain area around all buildings free of flammable vegetation a minimum of 100 feet or to property line, whichever is less. Within this defensible space:
 - a. Remove all brush, all dead trees, and live trees less than 4" DBH.
 - b. Remove additional trees as necessary to ensure that tree canopies are not touching.
 - c. Remaining trees shall be pruned of branches up to 10 feet or 50 percent of the live crown.
 - d. Reduce and maintain dead grass height to 2 inches or less.
 - e. Comply with Shasta County Defensible Space Ordinance No. SCC 2019-06.
2. Buildings (proposed and as built) located within the reduced setback areas shall comply with new construction requirements found in the following Chapters of the 2019 California Building Code and section 6.51 of the Shasta County Fire Safety Standards:
 - a. Chapter 7A *Materials and Construction Methods for Exterior Wildfire Exposure*, with the following modifications.

- Ancillary buildings and detached accessory structures shall also comply.
 - The exterior wall(s) within the reduced setback area shall have a 1-hour rating with exposure from both sides or shall be non-combustible. (Non-combustible includes fibrous cement siding or 3-coat stucco.)
 - All windows within the reduced setback area shall be fire rated or dual pane with both panes tempered.
 - All man doors within the reduced setback area shall be self-closing.
 - The proposed building shall also provide one of the following: noncombustible block walls or fences; five (5) feet of noncombustible material horizontally around the structure; installing hardscape landscaping or reducing exposed windows on the side of the structure with a less than thirty (30) foot setback.
- b. Chapter 15 *Roof Assemblies and Rooftop Structures*.
- Class A Roofing is required
3. Storage of combustible materials prohibited in reduced-setback area between the building and property line.
4. Building C shall install an automatic fire sprinkler system complying with NFPA 13 and the California Fire Code.

Sean O'Hara
County Fire Warden

By



Date: May 26, 2022

Jimmy Zanotelli
County Fire Marshal

From: [Iacona, Erika@Wildlife](mailto:Iacona,Erika@Wildlife)
To: [Tara Petti](mailto:Tara.Petti)
Cc: [Hawk, Debra@Wildlife](mailto:Hawk,Debra@Wildlife)
Subject: Early Consultation Comments for Use Permit 23-0005 Palo Cedro Feed
Date: Tuesday, March 14, 2023 2:36:07 PM
Attachments: [image001.png](#)

EXTERNAL SENDER: Do not follow links or open attachments unless you recognize the sender and know the content is safe.

Dear Tara Petti,

The California Department of Fish and Wildlife (CDFW) has reviewed the consultation request for Use Permit 22-0005 which proposes to develop a currently undeveloped 1.33-acre parcel with three new iron steel buildings, with paved driveways and fencing (Project) along Old 44 Drive in Palo Cedro, CA in Shasta County. As a trustee for the State's fish and wildlife resources, CDFW has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and their habitat. As a responsible agency, CDFW 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. CDFW 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. CDFW performed a drive-by field assessment on March 14, 2023, and has the following comments as they pertain to biological resources.

Nesting Birds

Habitat suitable for nesting birds and raptors occurs within and/or adjacent to the proposed Project area. During construction, nesting migratory birds and raptors, if present, could be directly or indirectly impacted by land modification and construction activities. Direct impacts could include mortality, resulting from the operation of heavy equipment in an area containing an active nest with eggs or chicks. Indirect effects could include nest abandonment by adults in response to noise levels above ambient, human encroachment, or a reduction in food availability to young birds due to changes in feeding behavior by adults. To avoid impacts to nesting birds and/or raptors protected under FGC sections 3503 and 3503.5 and the federal Migratory Bird Treaty Act, one of the following should be implemented:

- a. Ground disturbing activities associated with construction should occur between September 1 and January 31, when birds are not nesting; or
- b. If ground disturbance activities occur during the nesting season, a pre-construction nesting bird survey should be conducted by a qualified biologist to identify active nests in and adjacent to the Project area, no more than 7 days prior to the commencement of construction activities.

Surveys should begin prior to sunrise and continue until vegetation and nests have been sufficiently observed. The survey should consider acoustic impacts and line-of sight disturbances occurring because of the Project to determine a sufficient survey radius to maximize observations of nesting birds. A nesting bird survey report should be prepared and at a minimum, the report should include a description of the area surveyed, date and time of the survey, ambient conditions, bird species observed, a description of any active nests observed, any evidence of breeding behaviors (e.g., courtship, carrying nest materials or food, etc.), and a description of any outstanding conditions that may have impacted the survey results (e.g., weather conditions, excess noise, the presence of predators, etc.).

If an active nest is located during preconstruction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the Department and U.S. Fish and Wildlife Service to comply with FGC sections 3503 and 3503.5 and the Migratory Bird Treaty Act. Compliance measures may include, but are not limited to, exclusion buffers, sound-attenuation measures, seasonal work closures based on the known biology and life history of the species identified in the survey, as well as ongoing monitoring by biologists.

Lighting

The CDFW 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, CDFW recommends that lighting fixtures associated with the Project be downward facing, fully shielded, designed, and installed to minimize photo-pollution and spillover of light onto adjacent wildlife habitat.

Trenching, Excavation and Pipe Staging

If trenching and excavation will be included in Project activities, any open trench and excavation areas should be covered securely prior to stopping work each day and/or a wildlife exit ramp should be provided in the trench to prevent wildlife entrapment. If pipes are left out onsite, they should be inspected for wildlife prior to burying, capping, moving, or filling.

Native Vegetation in Landscaping

CDFW recommends utilizing vegetation native to the local area in landscaping whenever possible. Benefits of utilizing native vegetation in landscaping include providing resources for native wildlife including beneficial pollinators, conserving water, reducing pesticide use, and reducing landscaping maintenance. The California Native Plant Society (CNPS) website (<https://www.cnps.org>) includes a variety of useful information and tools to help determine which native species occur in a particular area, information on care and maintenance of native species, and contacts for purchasing native plants or seeds. The CNPS tool Calscape (<https://calscape.org/>) generates a list of native plants that grow in an area based on a specific address, and can be used to develop a planting palate for landscaping plans. A search of Calscape returned a wide variety of plants native to the Project site and surrounding landscapes. For more information regarding the importance of using native species in landscaping, please see the CNPS Guidelines for Landscaping to Protect Native Vegetation from Genetic Degradation at: <https://www.cnps.org/wpcontent/uploads/2018/04/landscaping.pdf>.

CDFW appreciates the opportunity to consult with Shasta County early in the Project development process.

For future early consultation requests, please e-mail R1CEQARedding@wildlife.ca.gov.

Kind Regards,
Erika

--

Erika Iacona
Environmental Scientist
Interior Habitat Conservation Planning
(530) 806-1389
601 Locust Street

Redding, CA 96001





Central Valley Regional Water Quality Control Board

14 March 2023

Tara Petti
Shasta County Department of Resource Management Planning Division
1855 Placer Street
Redding, CA 96001

COMMENTS ON USE PERMIT 22-0005, APN NUMBER 059-390-054-000, 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 23 February 2023, we received your request for comments on Use Permit 22-0005 (Project).

The applicant proposes a use permit to build three new iron steel buildings on an undeveloped lot intended for use as a feed store. They also propose two new paved driveways, a new sidewalk, a six-foot-tall zone wall, landscaping, and other ancillary onsite improvements. The Project site is located at 22086 Old 44 Drive in Palo Cedro.

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

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).

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.

(for) Jerred Ferguson
Environmental Scientist
Storm Water & Water Quality Certification Unit

JTF: db

cc:
via email: Kelly Landry, KDAW, LLC, Palo Cedro