ENVIRONMENTAL INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

Administrative Permit Commercial 20-0005
Zaremba Group, LLC

May 20, 2021

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:
Administrative Permit Commercial 20-0005 (Zaremba Group, 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:
Luis Topete, Associate Planner, (530) 225-5532

4. Project Location:
The 5.21-acre project site is located at the northwest corner of the intersection of Dry Creek Road and State Highway 299 E at 12096 Dry Creek Road, Bella Vista, CA 96008 (Assessor's Parcel Number 305-330-017).

5. Applicant Name and Address:
Zaremba Group, LLC
14600 Detroit Avenue, Suite 1500
Lakewood, OH 44107

6. Owner Name and Address:
Carolina Mitchell
1287-B Arizona Street
Redding, CA 96002

7. Representative Name and Address:
Sharrah Dunlap Sawyer
6590 Lockheed Drive
Redding, CA 96002

8. General Plan Designation:
Mixed Use (MU)

9. Zoning:
Mixed Use (MU), Designated Floodway (F-1), Open Space (OS) and Open Space combined with Restrictive Flood (OS-F-2)

10. Description of Project:
The request is for a commercial administrative permit to demolish all existing improvements on the 5.21-acre project site and to construct a 10,640-square-foot Dollar General retail store. The project would include grading to prepare the site for improvements, including domestic and fire protection water and electric service infrastructure, an approximately 1,220-foot Bella Vista Water District pipeline extension from State Highway 299 E through the east side of Dry Creek to the north section of the project site, a 21,539-square-foot paved parking area, curb and gutter, 6,203 square feet of landscaping, an onsite wastewater treatment system, trash enclosure, pylon sign, a 756-cubic-foot underground stormwater detention basin, outdoor lighting, and fencing. Proposed vehicular access is from Dry Creek Road.

11. Surrounding Land Uses and Setting:

The project site is surrounded by open land, Dry Creek and oak-foothill pine woodland to the west, Highway 299 E, commercial buildings and the continuation of Dry Creek to the south, Dry Creek Road and community facilities (church and fire station) to the east, and residential developments to the north.

The project site is located within the foothills of the Klamath Mountain Range in the Bella Vista area on an approximately 5.21-acre lot at the northwest corner of the intersection of Dry Creek Road and State Highway 299 E. Historical on site uses include, but are not limited to, a commercial feed store with related retail sales, outdoor sales, storage of equipment and materials directly related to the feed store, and retail propane sales; an administrative office and equipment warehouse for a hydroelectric company; an administrative office and shop for a business that cut wood and steel into barn components that were assembled off site; and a contractor's yard and nursery. The property is currently developed with an existing metal building with two attached lean-tos for covered storage, a small shed, an existing encroachment from Dry Creek Road, existing septic system, a gravel driveway and parking area, and a chain link fenced area for outdoor storage.

The topography of the site is predominantly level, with small undulations ranging from approximately 533 to 540 feet above mean sea level, with slopes between 0 and 3 percent. Outside of the existing development area, the project is primarily composed of annual grassland, riverine habitat within Dry Creek, and small patches of oak-foothill pine woodland in the northern area of the project site. Dry Creek flows in a southerly direction along the western property line and is an intermittent drainage that dries up seasonally during the summer and fall months. Soils within the site are gravelly loams with a deep restrictive layer occurring more than 80 inches deep. Human disturbance is evident throughout the project site in the form of scraped land, debris piles, existing gravel driveway/parking area and an old commercial building.

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

California Department of Transportation – District 2
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. To date, no response has been received.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of the initial evaluation:

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

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

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

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

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

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

Luis A. Topete
Associate Planner

05/20/2021
Date

Paul A. Hellman
Director of Resource Management

5/20/21
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parenthesis following each question. A "No Impact" answer is adequately supported if all the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less-than-significant with mitigation, or less-than-significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more, "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less-than-significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less-than-significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from Section XVIII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures: For effects that are "Less-than-significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. General Plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify the following:

   a) The significance criteria or threshold, if any, used to evaluate each question; and
   b) The mitigation measure identified, if any, to reduce the impact to less-than-significant.

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

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

a) The project would not result in any adverse effect on a scenic vista. Views of the project site are characterized by the surrounding open land, Dry Creek and oak-foothill pine woodland to the west, Highway 299 E, commercial buildings and the continuation of Dry Creek to the south, Dry Creek Road and community facilities (church and fire station) to the east, and residential developments to the north. The proposed single-story building would not significantly obstruct any view from surrounding properties. There is no view of the project site which includes a unique or aesthetically significant scenic vista. Thus, the project would not have a substantial adverse effect on a scenic vista.

b) The project would not substantially damage any scenic resource. The project site is not visible from a designated scenic highway or State route eligible for official scenic highway designation. 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 surroundings are open land, Dry Creek and oak-foothill pine woodland to the west, Highway 299 E, commercial buildings and the continuation of Dry Creek to the south, Dry Creek Road and community facilities (church and fire station) to the east, and residential developments to the north. As proposed, the development complies with the general development standards of the Zoning Plan.

d) The proposed project improvements include four on-site light pole fixtures, eight exterior building light fixtures, and two off-site light pole fixtures in the Caltrans right-of-way at the intersection of Dry Creek Road and State Highway 299 E to address the increased nighttime traffic and to aid emergency responders in finding the location in dark conditions. The County Zoning Plan requires that all lighting, exterior and interior, shall be designed and located so as to confine direct lighting to the premises. In order to minimize potential impacts of project lighting it is recommended that all lighting fixtures be downward facing, shielded, designed and installed to minimize photo-pollution and spillover of light onto adjacent wildlife habitat, and that a photometric plan indicating 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. The California Department of Fish and Wildlife has expressed concerns of the adverse effects that the new source of artificial lighting from the project could have on birds and other nocturnal species on the adjacent wildlife habitat.

Light spillage from the light poles at the intersection would not be a significant concern because the intensity of the fixtures would be required to meet Caltrans standards and would provide increased safety at the intersection. A luminaire schedule and photometric plan have been submitted. The proposed on-site fixtures would directly illuminate areas within the project, and some light from the fixtures would spill onto Dry Creek Road and Caltrans right-of-way for State Highway 299 E, which is not a significant concern. Residential uses are considered to be sensitive to changes and/or increases in ambient lighting conditions. Increases that exceed

the obtrusive light limitation recommendations of the Illuminating Engineers Society of North America (0.1 foot candles) would be significant. The luminaire schedule and photometric plan submitted demonstrate compliance with these standards. No lighting from the on-site lighting would spill onto adjacent wildlife habitat or adjoining residential properties. 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.

b) Neither this property nor the surrounding properties are zoned for agricultural use nor are they in a Williamson Act Contract.

c) The project site is not forest land, timberland or zoned Timberland Production. Therefore, the project would not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)).

d) The project site is not forest land. Therefore, the project would not result in the loss of forest land or conversion of forest land to

non-forest use.

e) The project would not 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, and an Air Quality and Greenhouse Gas Emissions Assessment prepared by ECORP Consulting, Inc. (2021), the following findings can be made:

a-b) The project would not conflict with or obstruct implementation of the Northern Sacramento Valley Planning Area (NSVPA) 2018 Triennial Air Quality Attainment Plan for the Northern Sacramento Valley Air Basin as adopted by Shasta County, or any other applicable air quality plan. The NSVPA Air Quality Attainment Plan (2018) designates Shasta County as an attainment area for all federal standards, yet as a nonattainment area with respect to the ozone California ambient air quality standards. Ozone is a secondary pollutant, meaning it is not directly emitted. It is formed when volatile organic compounds (VOCs) or reactive organic gases (ROGs) and nitric oxides (NOx) undergo photochemical reactions that occur only in the presence of sunlight. Using CalEEMod version 2016.3.2, operational emissions were calculated using a combination of model defaults for Shasta County and an estimated project trip generation rate of 446 average daily trips (according to the traffic analysis prepared for the project by W-Trans). The proposed project's emissions were not projected to exceed any Shasta County Air Quality Management District (SCAQMD) thresholds for any criteria air pollutants during operation.

Emissions associated with project implementation would be temporary and short-term and would not exceed the SCAQMD's construction thresholds of significance. Two basic sources of short-term emissions that would be generated through project implementation would be operation of the heavy-duty equipment (i.e., excavators, loaders, haul trucks), and the creation of fugitive dust during clearing and grading. Construction activities would be subject to SCAQMD Rule 3-16 which requires taking reasonable available control measures to minimize fugitive dust emission from each fugitive dust source type which is part of any active or inactive operation by controlling the emission of fugitive dust during earth-moving, construction, demolition and conditions resulting in wind erosion. Emissions associated with project off-road equipment, worker commute trips, and ground disturbance were calculated using the California Air Resources Board (CARB) approved CalEEMod computer program and emissions generated during project construction would not exceed the SCAQMD's construction thresholds of significance. Therefore, criteria pollutant emissions generated during project construction would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard and would not result in a significant contribution to the adverse health impacts associated with those pollutants.

The proposed project would not exceed the SCAQMD significance thresholds for NOx emissions during construction. Because the project would not involve construction activities that would result in ozone precursor emissions (ROG or NOx) in excess of the SCAQMD thresholds, the project is not anticipated to substantially contribute to regional ozone concentrations and the associated health impacts. As with ozone and NOx, the project would not generate emissions of coarse particulate matter (PM10) or fine particulate matter (PM2.5) that would exceed the SCAQMD's thresholds. Accordingly, the project's PM10 and PM2.5 emissions are not expected to cause any increase in related regional health effects for these pollutants. Additionally, the project site

is designated Mixed Use (area provided for a variety of residential, commercial, and light industrial uses) by the Shasta County General Plan. The project's proposed uses would be consistent with this land use designation and would not require a General Plan Amendment. As such, the project would not conflict with the 2018 Air Quality Attainment Plan.

c) Sensitive receptors are defined as facilities or land uses that include members of the population who are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. CARB has identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over 65, children under 14, athletes, and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis. The nearest sensitive receptors to the proposed project site are a single-family residence located 248 feet north of the construction area; and the Crossroads Baptist Church located approximately 538 feet east of the proposed development (across Dry Creek Road). Operation of the proposed project would not result in the development of any substantial sources of air toxics. There are no stationary sources associated with the operations of the project; nor would the project attract additional mobile sources that spend long periods queuing and idling at the site. Onsite project emissions would not result in significant concentrations of pollutants at nearby sensitive receptors. The maximum operation-related emissions of exhaust PM2.5, considered a surrogate for diesel particulate matter, would be 0.03 pounds in a single day. Therefore, the project would not be a substantial source of toxic air contaminants. The project will not result in a high carcinogenic or non-carcinogenic risk during operation.

   Another potential air quality issue associated with construction-related activities is the airborne entrainment of asbestos due to the disturbance of naturally-occurring asbestos-containing soils. The proposed project is not located within an area designated by the State of California as likely to contain naturally-occurring asbestos (Department of Conservation [DOC] 2000). As a result, construction-related activities would not be anticipated to result in increased exposure of sensitive land uses to asbestos. A carbon monoxide (CO) "hot spot" would occur if an exceedance of the state one-hour standard of 20 parts per million (ppm) or the eight-hour standard of 9 ppm were to occur. Based on the project's anticipated generation of 446 daily trips on average, localized air quality impacts related to mobile source emissions would not be a concern as there is there is no likelihood of the project traffic exceeding CO significant threshold values.

d) During construction, the proposed project presents the potential for generation of objectionable odors in the form of diesel exhaust in the immediate vicinity of the site. However, these emissions are short-term in nature and will rapidly dissipate and be diluted by the atmosphere downwind of the emission sources. Additionally, odors would be localized and generally confined to the construction area. Given that there are no natural topographic features (e.g., canyon walls) or manmade structures (e.g., tall buildings) that would potentially trap such emissions, construction-related odors would occur at magnitudes that would not affect substantial numbers of people.

   According to the CARB Air Quality and Land Use Handbook: A Community Health Perspective (2020b), the sources of the most common operational odor complaints received by local air districts include facilities such as sewage treatment plants, landfills, recycling facilities, petroleum refineries, and livestock operations. The proposed project does not contain any of the land uses identified as typically associated with emissions of objectionable odors.

Mitigation/Monitoring: None proposed.

IV. <u>BIOLOGICAL RESOURCES</u>: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Have a substantial effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		✔		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		✔		
c) Have a substantial adverse effect on state or Federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological				✔

IV. BIOLOGICAL RESOURCES: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
interruption, or other means?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		✔		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✔
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community, Conservation Plan, or other approved local, regional, or State habitat conservation plan?				✔

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, a Biological Resource Assessment prepared by Gallaway Enterprises, Inc. (2021), and a Draft Delineation of Jurisdictional Waters of the United States prepared by Gallaway Enterprises, Inc. (2021), the following findings can be made:

a-b) A summary of special-status species assessed for potential occurrence within the project site and their potential to occur are listed in Table 1 of the Biological Resources Assessment. Potential for occurrence was determined by reviewing database queries from federal and state agencies and performing field surveys to evaluate habitat characteristics.

Henderson's bent grass has a low potential for occurrence on the project site along the marginally wet habitat that occurs along the wet streambanks within the project site. Silky Cryptantha has a low potential for occurrence along the marginal habitat within the barren cobble bars within the banks of Dry Creek. California Central Valley steelhead have a low potential for occurrence within Dry Creek during high water events. This area of Dry Creek is not accessible to migratory fish when the water level is low. The western pond turtle has a low potential for occurrence. Although Dry Creek is dry during the summer and fall months, western pond turtles can be found aestivating along intermittent drainages. Western spadefoot has a moderate potential for occurrence. Dry Creek could potentially provide suitable breeding habitat when ponded water is present for 30 days or longer, and suitable aestivation habitat is present in the surrounding areas of annual grassland. The purple martin has a low potential for occurrence. Trees with cavities present within the project site could provide nesting habitat for this species. However, Dry Creek is typically dry during the purple martin nesting season, and there are no occurrences of this species within 6 miles of the project site in the California Natural Diversity Database. The pallid bat has a moderate level of occurrence. The project site contains a commercial building, large oak trees with several cavities, and a box culvert under Highway 299 which could potentially provide day- and night-roosting habitat. However, no evidence of roosting bats was observed during the biological evaluation.

Based on the results of the botanical survey and the habitat assessment, there is no potential for botanical species listed as endangered or threatened by United States Fish and Wildlife Service (USFWS) or California Department of Fish and Wildlife (CDFW) to occur within the project site. Therefore, there will be no effects to federally or state listed botanical species or their habitat. However, there is a low potential for Henderson's bent grass, a California Native Plant Society (CNPS) Rank 3.2 plant, and silky cryptantha, a CNPS Rank 1B.2 plant, to occur within and along the banks of the intermittent drainage within the project site. No impacts to the streambed of Dry Creek are proposed with this project, and no in-water work is proposed. However, if impacts to the streambed or banks of the intermittent drainage are proposed in the future, a protocol-level survey for these species conducted during the appropriate blooming period will be required to determine the absence or presence of the species. If any of these species are found within the project site and impacts to the species are unavoidable, consultation with CDFW will be required prior to any construction activities or vegetation removal.

No designated critical habitat was identified within the project site and no CDFW-designated Sensitive Natural Communities occur within the project site. There were no endangered or threatened plants observed within the project site during the botanical survey conducted on December 29, 2020. 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, 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.

There is one ephemeral drainage present within the project site. This ephemeral drainage is part of a roadside ditch that flows into the project site from a culvert under Dry Creek Road, and is 109.2 feet in length, 2 feet in width, with an area of approximately 218.4 square feet. This roadside ditch is not a natural feature and does not have a direct connection to Dry Creek since it dissipates into surface sheet-flow some distance from the bank of Dry Creek. Also, this feature exhibits only ephemeral flows and, therefore, meets the definition of non-jurisdictional waters per Section 328.3(b)(3) of the Final Rule. As this roadside ditch meets all of the requirements to be considered non-jurisdictional it would not require a permit or mitigation for removal.

There is one feature that is identified as a Tributary to a Traditional Navigable Water (TNW) per the Final Rule within the project site. Tributaries are intermittent or perennial water bodies in a typical year, including lakes, stream channels, and other similar surface water features that exhibit an ordinary high-water mark, but lack positive indicators for one or more of the three wetland parameters (hydrophytic vegetation, hydric soil, and wetland hydrology) (33 CFR 328.4). The Tributary identified within the project is Dry Creek. This Tributary is an intermittent drainage feature that typically flows for more than 3 months of the year and has a documented hydrologic connection to a TNW. As proposed, the project recommends a 50-foot non-building/non-disturbance buffer from Dry Creek as depicted on the site plan.

d) See discussion under IV.a-b above. The project would not substantially interfere with any native resident or migratory fish or wildlife species, nor impede the use of native wildlife nursery sites. No removal of trees is proposed. However, project construction activities conducted during the bird nesting season (September 1 through January 31) would potentially impact nesting migratory birds. With the proposed mitigation measures, the impacts from the project would be less-than-significant.

e) There are patches of oak-foothill pine woodland in the northern portion of the project site. The tree canopy is dominated by valley oak, with only a few small foothill pines present. No blue oaks were identified. The understory is dominated by annual grasses and forbs. Annual grasslands make up the majority of the project area and also makes up the herbaceous layer of oak-foothill pine woodlands in the northern section of the project site.

No removal of trees is proposed. 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.

California Central Valley steelhead

IV.a.b.d.1) The contractor shall avoid impacts to anadromous fishes and their habitat by avoiding in-water work.

IV.a.b.d.2) Silt fencing shall be installed to delineate a 50-foot buffer between all construction activities and the Dry Creek channel at all times.

IV.a.b.d.3) The project proponent shall provide site maintenance including, but not limited to, reapplying erosion control to minimize surface erosion and ensuring drainage structures, streambeds, and banks remain sufficiently armored and stable.

IV.a.b.d.4) Refueling of equipment and vehicles and storing, adding, or draining lubricants, coolants, or hydraulic fluids shall not take place within 50 feet of Dry Creek. All such fluids and containers shall be disposed of properly.

IV.a.b.d.5) All activities performed in the field which involve the use of petroleum or oil-based substances shall employ absorbent material designated for spill containment and clean up activity on site for use in case of accidental spills. Clean-up of all spills shall begin immediately.

IV.a.b.d.6) No debris, soil, silt, sand, bark, slash, sawdust, rubbish, cement or concrete washings, oil or petroleum products, or other organic or earthen material from construction work, or associated activity of whatever nature shall be allowed to enter into, or be placed where it may be washed by rainfall or runoff into the stream. When operations are completed, any excess

materials or debris shall be removed from the work area.

Western pond turtle

IV.a.b.d.7) Immediately prior to the start of work, a qualified biologist shall conduct a survey to determine the presence or absence of western pond turtles. If western pond turtles are observed where they could be potentially impacted by project activities, as determined by the on-site biologist, then work shall not be conducted within 100 feet of the sighting until the turtle(s) have left the project site or a qualified biologist has relocated the turtle(s) immediately outside of the project site. Qualified biologists doing the relocation must have a valid Scientific Collecting Permit.

IV.a.b.d.8) If turtle eggs are uncovered during construction activities, then all work shall stop within a 25 feet radius of the nest and a qualified biologist shall be notified immediately. The 25-foot buffer should be marked with identifiable markers that do not consist of fencing or materials that may block the migration of young turtles to the water or attract predators to the nest site. No work will be allowed within the 25-foot buffer until the turtle eggs have hatched or the nest fails.

IV.a.b.d.9) All portions of the project site that could result in inadvertently trapping turtles, such as open pits, trenches, and de-watered areas shall be covered and/or exclusion fencing shall be installed to prevent turtles from entering these areas.

Western spadefoot

IV.a.b.d.10) When water is present in the project boundary, a qualified biologist shall conduct a focused survey to determine the presence or absence of western spadefoot individuals immediately prior to the start of work. If western spadefoot individuals are observed, the California Department of Fish and Wildlife (CFDW) shall be contacted and work shall not be conducted within a minimum 100 feet, or further distance as deemed appropriate and agreed upon by CDFW and the qualified biologist, of the toad(s) until a qualified biologist has relocated the toad(s) outside of the project boundary. Qualified biologists doing the relocation must have a valid Scientific Collecting Permit.

Purple martin and migratory birds and raptors

IV.a.b.d.11) Project activities including site grubbing and vegetation removal should occur outside of the bird nesting season (February 1 – August 31).

IV.a.b.d.12) If project activities cannot be initiated outside of the bird nesting season, then the following shall occur:

a. A qualified biologist shall conduct a pre-construction survey within 250 feet of the project area, where accessible, within 14 days prior to the start of project activities. The results of the pre-construction surveys shall be sent electronically to the Department at R1CEQARedding@wildlife.ca.gov.

b. If an active nest (i.e. containing egg[s] or young) is observed within the project area or in an area adjacent to the project area where impacts could occur, then a species protection buffer shall be established. The species protection buffer shall be defined by the qualified biologist based on the species, nest type and tolerance to disturbance. Construction activity shall be prohibited within the buffer zones until the young have fledged or the nest fails. Nests shall be monitored by a qualified biologist once per week and a report submitted to the Shasta County Planning Division and California Department of Fish and Wildlife weekly.

Pallid bat

IV.a.b.d.13) If mature trees are proposed for removal, they should be removed and/or fallen between September 16 and March 15, outside of the bat maternity season. Trees should be removed at dusk to minimize impacts to roosting bats.

Botanical

IV.a.b.d.14) If impacts to the streambed or banks of the intermittent drainage are proposed, a protocol-level survey for Henderson's bent grass and Silky Cryptantha shall be conducted during the appropriate blooming period to determine the absence or presence of the species. If any of these species are found within the project site and impacts to the species are unavoidable, consultation with CDFW shall be required prior to any construction activities or vegetation removal.

Other Natural Features

IV.a.b.d.15) Prior to any activities that would obstruct the flow of or alter the bed, channel, or bank of any perennial, intermittent or

ephemeral creeks, notification of streambed alteration shall be submitted to the CDFW, and, if required, a Lake and Streambed Alteration Agreement (§1602) shall be obtained.

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, observations on the project site and in the vicinity, and a Cultural Resources Inventory Survey prepared by Gallaway Enterprises, Inc. (2021), the following findings can be made:

a-b) Several types of information were considered relevant to evaluating the types of archaeological sites and site distribution that might be encountered within the project area. The information evaluated prior to conducting the pedestrian survey includes data maintained by the Northeast Information Center, and available published and unpublished documents relevant to regional prehistory, ethnography, and early historic developments. According to the Information Center's records, no resources have been documented within the project area. All of the project area was subjected to intensive pedestrian survey by a professional archaeologist, architectural historian and historian. No evidence of prehistoric use or occupation was observed, and no evidence of historic-era resources were observed within the project area. Based on the specific findings detailed in the Cultural Resources Survey and Cultural Inventory, no significant historical resources, or unique archaeological resources are located within the project area.

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. To date, no response has been received. In addition, consultation was undertaken with the Native American Heritage Commission (NAHC) in the matter of sacred land listings for the property. An information request letter was delivered to the NAHC on February 19, 2021. The NAHC responded with a letter dated March 15, 2021, indicating that a search of their Sacred Lands files returned negative results.

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.

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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				

VI. ENERGY – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 construction to the extent feasible, and 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.

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). 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.

VII. GEOLOGY AND SOILS – 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: 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				✔

VII. GEOLOGY AND SOILS – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?				✔
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✔

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

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

i) Rupture of a known earthquake fault;

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

ii) Strong seismic ground shaking;

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

iii) Seismic-related ground failure, including liquefaction;

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 is relatively flat and 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 Soil Survey of Shasta County, completed by the United States Department of Agriculture, Soil Conservation Service and Forest Service in August, 1974, identified three soil map units on the project site: 1) Cobbly alluvial land, frequently flooded, with a very severe hazard of erosion; 2) Churn gravelly loam, 0 to 3 % slopes, with no hazard of erosion; and 3) Churn gravelly loam, deep, 0 to 3 % slopes, with a hazard of erosion from none to slight.

A grading permit is required prior to any grading activities. The grading permit includes requirements for erosion and sediment control, including retention of topsoil. Therefore, the project would not result in substantial soil erosion or the loss of topsoil.

c) The project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. The topography of the site is predominantly level, with small undulations ranging from approximately 533 to 540 feet above mean sea level, with slopes between 0 and 3 percent. According to the Shasta County General Plan Section 5.1, Shasta County has a low level of historic seismic activity. Based on records of construction in the area, there is no evidence to support a conclusion that the project is on a geologic unit or soil that is unstable. The threat of landslides, lateral spreading, subsidence, liquefaction, or collapse is insignificant as the geology of the area demonstrates great stability.

d) The site soils are not described as expansive soils in the "Soil Survey of Shasta County." Cobbly alluvial land is too variable for

valid estimates. The Churn gravelly loam soil series has a shrink-swell potential of low. 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 adequately address soil conditions at the site.

e) The project would not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. The soils on the project site have been tested for wastewater treatment and have demonstrated compliance with adopted sewage disposal criteria.

f) Upon review of the Minerals Element of the General Plan, there is no evidence to suggest that the project would directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Mitigation/Monitoring: None proposed.

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

Discussion: Based on related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, and an Air Quality and Greenhouse Gas Emissions Assessment prepared by ECORP Consulting, Inc. (2021), the following findings can be made:

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

California Senate Bill (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 City of Redding currently utilizes a quantitative non-zero project-specific threshold based on a methodology recommended by the California Air Pollution Officers Association (CAPCOA) and accepted by the California Air Resources Board (CARB). According to CAPCOA's Threshold 2.3, CARB Reporting Threshold, 10,000 metric tons of carbon-dioxide equivalent per year (mtC02eq/yr) is recommended as a quantitative non-zero threshold. This threshold would be the operational equivalent of 550 dwelling units, 400,000 square feet of office use, 120,000 square feet of retail, or 70,000 square feet of supermarket use. This approach is estimated to capture over half the future residential and commercial development projects in the State of California and is designed to support the goals of AB 32 and not hinder it. The use of this quantitative non-zero project-specific threshold by Shasta County, as lead agency, would be consistent with certain practices of other lead agencies in the County and throughout the State of California.

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

- Carbon Dioxide (C02): 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 (N20): 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 (C02). The majority of C02 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.

Where GHG emission quantification was required, emissions were modeled using CalEEMod, version 2016.3.2. CalEEMod is a statewide land use emissions computer model designed to quantify potential GHG emissions associated with both construction and operations from a variety of land use projects. Construction generated GHG emissions were calculated using a combination of model defaults for Shasta County, project site plans, and specific data provided by the project proponent. Operational GHG emissions were calculated using a combination of model defaults for Shasta County and an estimated project trip generation rate of 446 average daily trips provided by W-Trans (2021).

Construction-related activities that would generate GHG emissions include worker commute trips, haul trucks carrying supplies and materials to and from the project site, and off-road construction equipment (e.g., dozers, loaders, excavators). Construction at the project site would result in the generation of approximately 140 metric tons of carbon dioxide equivalent (CO2e) over the course of construction. Once construction is complete, the generation of these GHG emissions would cease. Operation of the project would result in an increase in GHG emissions primarily associated with motor vehicle trips and onsite energy sources. The total amount of project-related GHG emissions from direct and indirect sources combined would total 701 metric tons of CO2e annually.

The 2018 Shasta Regional Transportation Association Regional Transportation Plan / Sustainable Communities Plan (RTP/SCS) establishes GHG emissions goals for automobiles and light-duty trucks for 2020 and 2035 and establishes an overall GHG target for the region consistent with both the statewide GHG-reduction targets for 2020 and the post-2020 statewide GHG reduction goals. The project site is located in an area anticipated for job growth in the RTP/SCS (SRTA 2018 Figure 49). Thus, the commercial development that may result from the project would generate additional jobs in line with the RTP/SCS growth projections. As a result, the project is consistent with 2018 RTP/SCS and it can be assumed that regional mobile emissions will continue to decrease in line with the goals of the 2018 RTP/SCS with implementation of the proposed project. Implementing the 2018 RTP/SCS will greatly reduce the regional GHG emissions from transportation, and the proposed project will not obstruct the achievement of RTP/SCS emission reduction targets.

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 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 use resulting from the project would be a retail grocery store. 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 it is necessary to store such material in reportable quantities, the operator and/or contractor would have to prepare and submit a hazardous materials business plan to the Shasta County Environmental Health Division for review and approval. Therefore, the project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; or 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) 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. The site is not adjacent to or intermixed with wildlands. The proposed project will be required to comply the Shasta County Fire Safety Standards. These standards require, but are not limited to, 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.

Mitigation/Monitoring: None proposed.

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

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, and a Storm Drainage Analysis prepared by Sharrah Dunlap Sawyer, Inc. (2021), 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. Landscaping required for the project would have to comply with water efficiency standards of the model Water Efficient Landscape Ordinance and would therefore be designed to minimize water usage. Therefore, the project is unlikely to result in a substantial depletion of groundwater supplies or interfere substantially with groundwater recharge.

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 storm drainage analysis submitted shows that runoff from the site would be controlled with an underground detention basin placed below the south end of the parking lot. It would be centered on the proposed storm drain pipe and be 15 feet wide and 72 feet long, totaling 1,080 square feet of area. The basin would be 2.0 feet deep and filled with rock providing 35% void space for storage. The basin would be sized to store up to 756 cubic feet of stormwater, which would contain up to a 100-year storm event. An 8-inch circular orifice would be installed in the southern inlet's outflow which would limit the flow leaving the detention basin. Peak flow rates leaving the proposed project would be less than or equal to pre-development flow rates.

d) The project is not in a flood hazard, tsunami, or seiche zone. A flood hazard information request has been provided and the project was determined to be outside of the FEMA delineated floodplain/floodway, Central Valley Flood Protection Board (CVFPB) State of California Designated Floodway, State of California Department of Water Resources designated flood areas, and United Sates Army Corp of Engineers (USACE) designated flood areas.

e) The project would not conflict with or obstruct implementation of a water quality control plan or sustainable management plan.

Mitigation/Monitoring: None proposed.

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

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

a) The project does not include the creation of any road, ditch, wall, or other feature which would physically divide an established community.

b) The project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. The project, as proposed, is consistent with the Mixed Use (MU) General Plan land use designation and zoning districts of the project site. All development is proposed within the Mixed Use (MU) zone district. The purpose of the MU district is to provide for a variety of residential, commercial and light industrial uses that will not cause odors, noise, visual or other adverse impacts. This district is consistent with MU general plan land use designation.

Mitigation/Monitoring: None proposed.

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

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

a) 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. There are no known mineral resources of regional value located on or near the project site.

b) The project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. The project site is not identified in the General Plan Minerals Element as containing a locally-important mineral resource. There is no other land use plan which addresses minerals.

Mitigation/Monitoring: None proposed.

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

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, and an Environmental Noise Assessment prepared by Saxelby Acoustics, LLC (2021), the following findings can be made:

a) The General Plan Noise Standards for projects, including new non-transportation noise sources, is 55 dBA Leq (hourly average noise level in decibels) for the daytime (7:00 a.m. to 10 p.m.) and 50 dBA Leq during the nighttime (10:00 p.m. to 7:00 a.m.) at a point 100-feet from residences in a rural area. The existing ambient noise environment in the project vicinity is primarily defined by traffic on the local roadways adjacent to the project site, including Highway 299 E and Dry Creek Road. The HVAC units on the store roof and truck deliveries are considered to be the primary noise sources for this project. Three 3-ton packaged units were assumed operating continuously during the daytime, and 50% of the time at night. The project is predicted to generate approximately 20 peak hour trips. Therefore, this number is used for assessing parking lot noise. Parking lot movement for cars is predicted to generate a sound exposure level (SEL) of 71 dBA SEL at 50 feet. Additionally, is expected that medium or heavy truck deliveries could also occur during the peak hour at 85 dBA SEL at 50 feet. Based upon discussions with the project architects, the Dollar General store will generally have 8 small truck/van deliveries per week, and 1 to 2 semitruck deliveries per week.

The analysis considered each of these primary noise sources along with vehicle circulation on the project site. The noise analysis indicates that project noise levels at the existing single-family residential uses would be less than 50 dBA Leq. Specifically, noise

levels at the nearest receptors are predicted to range between 37-40 dBA Leq. This would comply with both the County's 55 dBA Leq daytime (7:00 a.m. to 10:00 p.m.) and nighttime 50 dBA Leq (10:00 p.m. to 7:00 a.m.) exterior noise level standards. There would also be increased noise levels during the construction phase of the project. However, due to the short duration of construction, the temporary increase in ambient noise levels in the vicinity of the project is expected to be less-than-significant. 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.

b) The project would not result in the generation of excessive groundborne vibration or groundborne noise levels.

c) The project is not located within the vicinity of a private airstrip or an airport land use plan, or within two miles of a public airport or public use airport.

Mitigation/Monitoring: None proposed.

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

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

a) The applicant has indicated that the hours of operation of the store would be 8:00 am to 11:00 pm, 7 days a week. The project would require approximately 10-12 employees with an average of 4 employees per shift. Some temporary employment may be created during the construction phase. Some or most of the permanent jobs would likely be filled by current residents of the area. Overall the project would not create temporary or permanent jobs in numbers that would be expected to induce substantial population growth in an area, either directly or indirectly.

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.

XV. PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
Fire Protection?			✔	
Police Protection?			✔	
Schools?				✔
Parks?				✔
Other public facilities?			✔	

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

The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant

environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for:

Fire Protection:

The project is located in an area which is designated as a "Very High" fire hazard severity zone. The property is within the State Responsibility Area and receives fire protection services from the California Department of Forestry and Fire Protection (Cal Fire) which operates as the Fire Department for the County. The project would not trigger any requirement for additional fire apparatus, personnel, or otherwise significantly impact fire protection services. The site is not adjacent to or intermixed with wildlands. No significant additional level of fire protection is necessary. Additional fire hydrants will be installed according to the Shasta County Fire Safety Standards. Potential impacts to fire protection will be mitigated through the payment of applicable development impact fees prior to the issuance of a Certificate of Occupancy.

Police Protection:

The County has a total of 147 sworn and 119 non-sworn County peace officers (Sheriff's deputies) for the approximate County population of 65,228 (California. Department of Finance 2019) persons in the unincorporated area of the County. That is a ratio of one officer per 245 persons. The project is not expected to induce substantial growth in the area. No significant additional level of police protection is necessary. Additionally, potential impacts to police protection will be mitigated through the payment of applicable development impact fees prior to the issuance of a Certificate of Occupancy.

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:

The proposed project improvements include two off-site light pole fixtures in the Caltrans right-of-way at the intersection of Dry Creek Road and State Highway 299 E to address the increased nighttime traffic and to aid emergency responders in finding the location in dark conditions for increased safety at the intersection. 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. <u>RECREATION</u>:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✔
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✔

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

a) The project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The County does not have a neighborhood or regional parks system or other recreational facilities.

b) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

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

Mitigation/Monitoring: None proposed.

XVII. TRANSPORTATION: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			✔	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				✔
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 Focused Traffic Study prepared by W-Trans (2021), 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 proposed project would be accessed via a new driveway on the west side of Dry Creek Road approximately 250 feet north of the State Highway 299 E/Dry Creek Road intersection. Along the project frontage, Dry Creek Road has two travel lanes, one in each direction, and a posted speed limit of 35 miles per hour (mph). Adequate sight distance is expected to be available to accommodate all turning movements into and out of the project site. Any new signage to be located along the project frontage should be placed outside of the vision triangle of a driver waiting on the driveway.

The proposed project would be expected to generate an average of 675 trips per day at the project driveway, including 34 trips during the weekday a.m. peak hour and 73 trips during the p.m. peak hour. Given the proximity of the project site to State Highway 299 E, a portion of the trips associated with the project would be drawn from existing traffic on nearby streets. These vehicle trips, known as pass-by or diverted trips, are not considered new trips since they consist of drivers who are already driving on the adjacent or nearby street and choose to make an interim stop. In the case of the proposed project, many trips would be diverted from traffic already traveling on State Highway 299 E or passing by the site on Dry Creek Road. Based on data published in the Trip Generation Handbook, 3rd Edition, 2017, it is estimated that the site would experience a pass-by/diverted trip rate of 34 percent. Because the project site would not be located on State Highway 299 E, but rather accessed from a roadway with much lower volumes, it is likely that the site will generate more diverted trips than pass-by trips so it is estimated that 26% would be diverted from State Highway 299 E and 8% would be pass-by due to the higher volumes on State Highway 299 E compared to Dry Creek Road. Based on the applied rates and pass-by/diverted trip deductions, the proposed project would be expected to result in 446 new daily trips to the surrounding roadway network, including 22 new trips during the a.m. peak hour and 48 new trips during the p.m. peak hour.

As outlined in the Circulation Element of the Shasta County General Plan, Level of Service (LOS) C is considered the minimum acceptable operating standard for existing and new facilities. Under Existing Conditions, the study intersection operates acceptably at LOS A overall during both the a.m. and p.m. peak hours. With the addition of project-related traffic, the study intersection would continue to operate acceptably at LOS A overall during both peak hours upon the addition of project traffic to existing volumes. Future and Future plus Project Conditions for the horizon year 2040 were also analyzed. The study intersection is expected to operate acceptably at LOS A overall under Future Conditions without or with the proposed project. Under anticipated Future plus Project volumes, which represents worst-case conditions, a left-turn lane would not be warranted on Dry Creek Road at the project driveway during either of the peak periods evaluated. The existing left-turn lane has adequate storage capacity to accommodate queuing under all scenarios evaluated.

Senate Bill (SB) 743 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 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.

The OPR Technical Advisory identifies several criteria that may be used by jurisdictions to identify certain types of projects that are unlikely to have a significant VMT impact and can be "screened" from further VMT analysis. One of these screening criteria pertains to local-serving retail, which is defined as having fewer than 50,000 square feet of gross floor area. The theory behind this criteria is that while a larger retail project may generate interregional trips that increase a region's total VMT, small retail establishments do not necessarily add new trips to a region, but change where existing customers shop within the region, and often shorten trip lengths. This is especially relevant for the proposed project as residents in the Bella Vista community would now be able to obtain goods locally that previously would have required driving to Redding. The proposed retail store is a total of 10,640 square feet, which is well below the local-serving retail threshold of 50,000 square feet. Based on screening criteria published by the Office of Planning and Research, the project can be presumed to result in a less-than-significant transportation impact on VMT.

b) The project would not exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways. There is no County congestion management agency, and no level of service established by such an agency.

c) The project would not substantially increase hazards due to a geometric design feature or incompatible uses. The proposed project improvements include two off-site light pole fixtures in the Caltrans right-of-way at the intersection of Dry Creek Road and State Highway 299 E to address the increased nighttime traffic and to aid emergency responders in finding the location in dark conditions for increased safety at the intersection.

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

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, and a Cultural Resources Inventory Survey prepared by Gallaway Enterprises, Inc. (2021), the following findings can be made:

a) The project would not cause a substantial adverse change in the significance of a tribal cultural resource as there is no evidence of historical resources at the site that are listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources; or a resource determined by the lead agency, in its discretion and supported by substantial evidence,

to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.

In accordance with Public Resources Code (PRC) Section 21080.3.1, the Wintu Tribe of Northern California & Toyon-Wintu Center (Tribe) filed and Shasta County received a request for formal notification of proposed projects within an area of Shasta County that is traditionally and culturally affiliated with the Tribe. Pursuant to PRC §21080.3.1 the Department of Resource Management sent a certified letter to notify the Tribe that the project was under review and to provide the Tribe 30 days from the receipt of the letter to request formal consultation on the project in writing. To date, no response has been received. In addition, consultation was undertaken with the Native American Heritage Commission (NAHC) in the matter of sacred land listings for the property. An information request letter was delivered to the NAHC on February 19, 2021. The NAHC responded with a letter dated March 15, 2021, indicating that a search of their Sacred Lands files returned negative results.

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 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 District will sign off on improvement plans for construction of approximately 1,220 feet of pipeline extension and would be responsible for acceptance of constructed water system improvements, whether on-site or off-site. An onsite wastewater treatment system (OWTS) will be constructed. The soils on the project site have been tested and have demonstrated compliance with adopted OWTS criteria. The project would result in the construction of new on-site drainage facilities, including paved drive aisles and parking areas, curb and gutter, and an underground detention basin placed below the south end of the parking lot sized to store up to 756 cubic feet of stormwater. The basin will be placed along the proposed storm drain pipe at the southern end of the parking lot. Peak flow rates leaving the proposed project would be less than or equal to pre-development flow rates. No new off-site storm water drainage facilities or expansion of existing facilities are required or proposed. The construction of these on-site facilities is not expected to create significant impacts. PG&E provides electric power and natural gas, and Frontier Communications provides telephone service to the area. There are existing utility poles and overhead power lines on the north side of the site. The proposed project improvements include two off-site light pole fixtures in the Caltrans right-of-way at the intersection of Dry Creek Road and State Highway 299 E. The applicant would be responsible for determining where the electrical lines exist and extending electricity.

b) The project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. The project would be served by the Bella Vista Water District. The District has provided a will serve letter indicating that the District has sufficient water supplies available to serve this project.

c) Since the proposed development would be served by an onsite wastewater treatment system, it would not be served by a wastewater treatment provider.

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. The proposed project would be required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991) and other local, state, and federal waste disposal standards.

Mitigation/Monitoring: None proposed.

XX. WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				✔
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				✔
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				✔
d) Expose people or structures to significant risks, including 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) A review of the project and the Shasta County and City of Anderson Multi-Jurisdictional Hazard Mitigation Plan, and the Shasta County Emergency Operations Plan, indicates that the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

b) The topography of the site is predominantly flat. The project would not exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

c) The project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

d) The project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

Mitigation/Monitoring: None proposed.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below the self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✔		
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✔	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✔	

Discussion:

a) Based on the discussion and findings in Section IV. Biological Resources, there is evidence to support a finding that the project would have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below the self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of a rare or endangered plant or animal. With the incorporation of mitigation measures into the project specified in Section IV. Biological Resources, 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 ADMC20-0005 – Zaremba Group, 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. Air Quality and Greenhouse Gas Emissions Assessment, ECORP Consulting, Inc., February, 2021
2. Biological Resource Assessment, Gallaway Enterprises, Inc., January, 2021
3. Cultural Resources Inventory Survey, Gallaway Enterprises, Inc., February 22, 2021
4. Draft Delineation of Jurisdictional Waters of the United States, Gallaway Enterprises, Inc., January, 2021
5. Entitlement Storm Drainage Analysis, Sharrah Dunlap Sawyer, Inc., March 2021
6. Environmental Noise Assessment, Saxelby Acoustics, LLC, January 25, 2021
7. Focused Traffic Study for the Dollar General Project, W-Trans, March 4, 2021

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

1. California Department of Fish and Wildlife

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

SOURCES OF DOCUMENTATION FOR INITIAL STUDY CHECKLIST

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

GENERAL PLAN AND ZONING

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

ENVIRONMENTAL IMPACTS

I. AESTHETICS

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

II. AGRICULTURAL AND FORESTRY RESOURCES

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

III. AIR QUALITY

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

IV. BIOLOGICAL RESOURCES

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

V. CULTURAL RESOURCES

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

VI. ENERGY

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

VII. GEOLOGY AND SOILS

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

VIII. GREENHOUSE GAS EMISSIONS

1. Shasta Regional Climate Action Plan
2. California Air Pollution Control Officers Association (White Paper) CEQA & Climate Change, Evaluating and Addressing

Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act

IX. HAZARDS AND HAZARDOUS MATERIALS

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

X. HYDROLOGY AND WATER QUALITY

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

XI. LAND USE AND PLANNING

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

XII. MINERAL RESOURCES

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

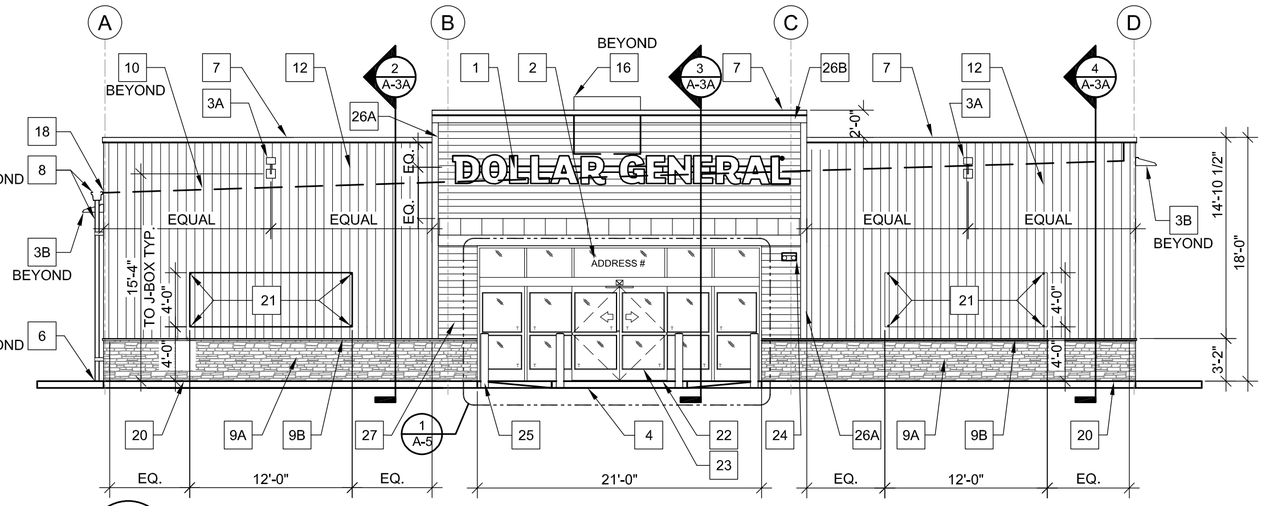
XXI. MANDATORY FINDINGS OF SIGNIFICANCE

None

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
Section IV. Biological Resources			
<u>*California Central Valley steelhead*</u> IV.a.b.d.1) The contractor shall avoid impacts to anadromous fishes and their habitat by avoiding in-water work.	Prior to Issuance of Grading Permit During Project Construction.	Resource Management, Planning/Building Division	
IV.a.b.d.2) Silt fencing shall be installed to delineate a 50-foot buffer between all construction activities and the Dry Creek channel at all times.	Prior to Issuance of Grading Permit During Project Construction	Resource Management, Planning/Building Division	
IV.a.b.d.3) The project proponent shall provide site maintenance including, but not limited to, reapplying erosion control to minimize surface erosion and ensuring drainage structures, streambeds, and banks remain sufficiently armored and stable.	Prior to Issuance of Grading Permit During Project Construction Final Inspection	Resource Management, Planning/Building Division	
IV.a.b.d.4) Refueling of equipment and vehicles and storing, adding, or draining lubricants, coolants, or hydraulic fluids shall not take place within 50 feet of Dry Creek. All such fluids and containers shall be disposed of properly.	Prior to Issuance of Grading/Building Permit During Project Construction	Resource Management, Planning/Building Division	
IV.a.b.d.5) All activities performed in the field which involve the use of petroleum or oil-based substances shall employ absorbent material designated for spill containment and clean up activity on site for use in case of accidental spills. Clean-up of all spills shall begin immediately.	During Project Construction	Resource Management, Planning/Building Division	
IV.a.b.d.6) No debris, soil, silt, sand, bark, slash, sawdust, rubbish, cement or concrete washings, oil or petroleum products, or other organic or earthen material from construction work, or associated activity of whatever nature shall be allowed to enter into, or be placed where it may be washed by rainfall or runoff into the stream. When operations are completed, any excess materials or debris shall be removed from the work area.	Prior to Issuance of Grading/Building Permit During Project Construction Final Inspection	Resource Management, Planning/Building Division	
<u>*Western pond turtle*</u> IV.a.b.d.7) Immediately prior to the start of work, a qualified biologist shall conduct a survey to determine the presence or absence of western pond turtles. If western pond turtles are observed where they could be potentially impacted by project activities, as determined by the on-site biologist, then work shall not be conducted within 100 feet of the sighting until the turtle(s) have left the project site or a qualified biologist has relocated the turtle(s) immediately outside of the project site. Qualified biologists doing the relocation must have a valid Scientific Collecting Permit.	Prior to Issuance of Grading Permit During Project Construction	Resource Management, Planning Division / California Department of Fish and Wildlife	

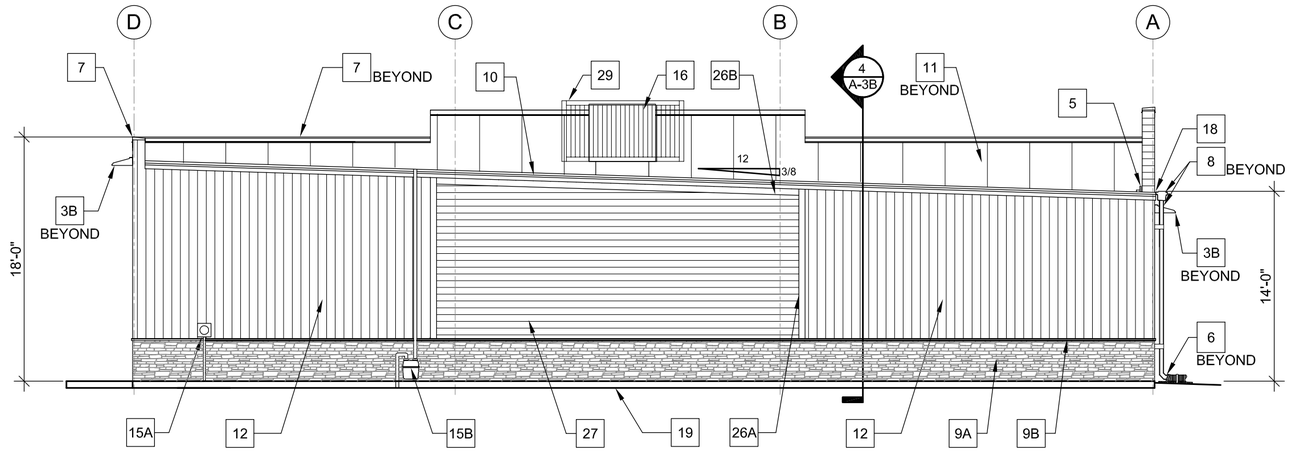
Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
IV.a.b.d.8) If turtle eggs are uncovered during construction activities, then all work shall stop within a 25 feet radius of the nest and a qualified biologist shall be notified immediately. The 25-foot buffer should be marked with identifiable markers that do not consist of fencing or materials that may block the migration of young turtles to the water or attract predators to the nest site. No work will be allowed within the 25-foot buffer until the turtle eggs have hatched or the nest fails.	During Project Construction	Resource Management, Planning Division / California Department of Fish and Wildlife	
IV.a.b.d.9) All portions of the project site that could result in inadvertently trapping turtles, such as open pits, trenches, and de-watered areas shall be covered and/or exclusion fencing shall be installed to prevent turtles from entering these areas.	Prior to Issuance of Grading/Building Permit During Project Construction	Resource Management, Planning/Building Division	
Western spadefoot IV.a.b.d.10) When water is present in the project boundary, a qualified biologist shall conduct a focused survey to determine the presence or absence of western spadefoot individuals immediately prior to the start of work. If western spadefoot individuals are observed, the California Department of Fish and Wildlife (CFDW) shall be contacted and work shall not be conducted within a minimum 100 feet, or further distance as deemed appropriate and agreed upon by CDFW and the qualified biologist, of the toad(s) until a qualified biologist has relocated the toad(s) outside of the project boundary. Qualified biologists doing the relocation must have a valid Scientific Collecting Permit.	Prior to Issuance of Grading Permit During Project Construction	Resource Management, Planning Division / California Department of Fish and Wildlife	
Purple martin and migratory birds and raptors IV.a.b.d.11) Project activities including site grubbing and vegetation removal should occur outside of the bird nesting season (February 1 – August 31).	Prior to Issuance of Grading Permit	Resource Management, Planning Division	
IV.a.b.d.12) If project activities cannot be initiated outside of the bird nesting season, then the following shall occur: a. A qualified biologist shall conduct a pre-construction survey within 250 feet of the project area, where accessible, within 14 days prior to the start of project activities. The results of the pre-construction surveys shall be sent electronically to the Department at R1CEQARedding@wildlife.ca.gov. b. If an active nest (i.e. containing egg[s] or young) is observed within the project area or in an area adjacent to the project area where impacts could occur, then a species protection buffer shall be established. The species protection buffer shall be defined by the	Prior to Issuance of Grading Permit	Resource Management, Planning Division / California Department of Fish and Wildlife	

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
qualified biologist based on the species, nest type and tolerance to disturbance. Construction activity shall be prohibited within the buffer zones until the young have fledged or the nest fails. Nests shall be monitored by a qualified biologist once per week and a report submitted to the Shasta County Planning Division and California Department of Fish and Wildlife weekly.			
Pallid bat IV.a.b.d.13) If mature trees are proposed for removal, they should be removed and/or fallen between September 16 and March 15, outside of the bat maternity season. Trees should be removed at dusk to minimize impacts to roosting bats.	Prior to Issuance of Grading Permit	Resource Management, Planning Division	
Botanical IV.a.b.d.14) If impacts to the streambed or banks of the intermittent drainage are proposed, a protocol-level survey for Henderson's bent grass and Silky Cryptantha shall be conducted during the appropriate blooming period to determine the absence or presence of the species. If any of these species are found within the project site and impacts to the species are unavoidable, consultation with CDFW shall be required prior to any construction activities or vegetation removal.	Prior to Issuance of Grading Permit	Resource Management, Planning Division / California Department of Fish and Wildlife	
Other Natural Features IV.a.b.d.15) Prior to any activities that would obstruct the flow of or alter the bed, channel, or bank of any perennial, intermittent or ephemeral creeks, notification of streambed alteration shall be submitted to the CDFW, and, if required, a Lake and Streambed Alteration Agreement (§1602) shall be obtained.	Prior to Issuance of Grading Permit	Resource Management, Planning Division / California Department of Fish and Wildlife	



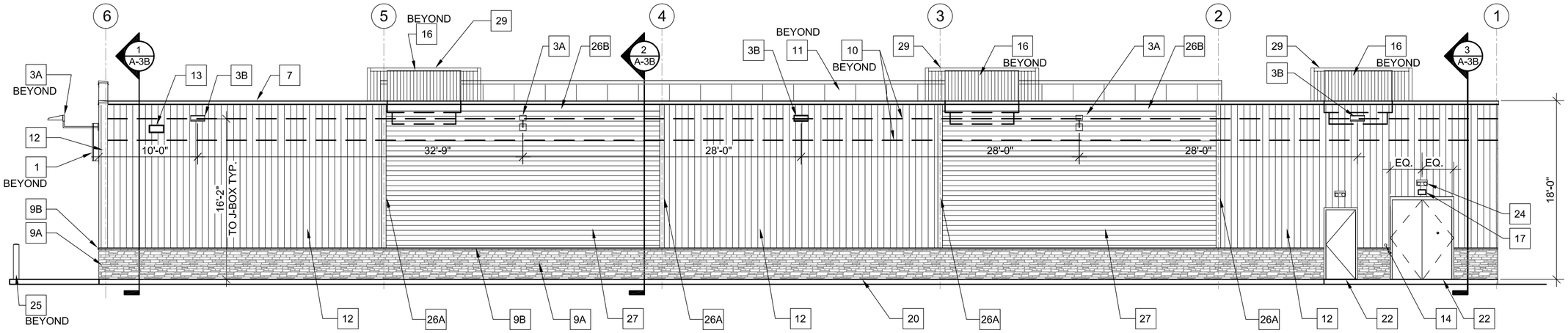
1 / A-2 EAST ELEVATION

1/8" = 1'-0"



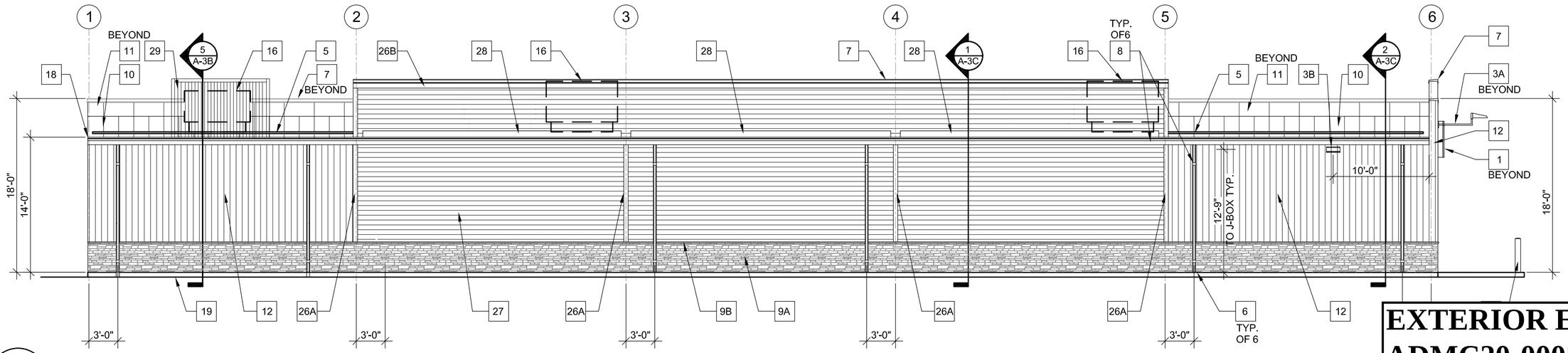
2 / A-2 WEST ELEVATION

1/8" = 1'-0"



3 / A-2 NORTH ELEVATION (TRUCK SIDE)

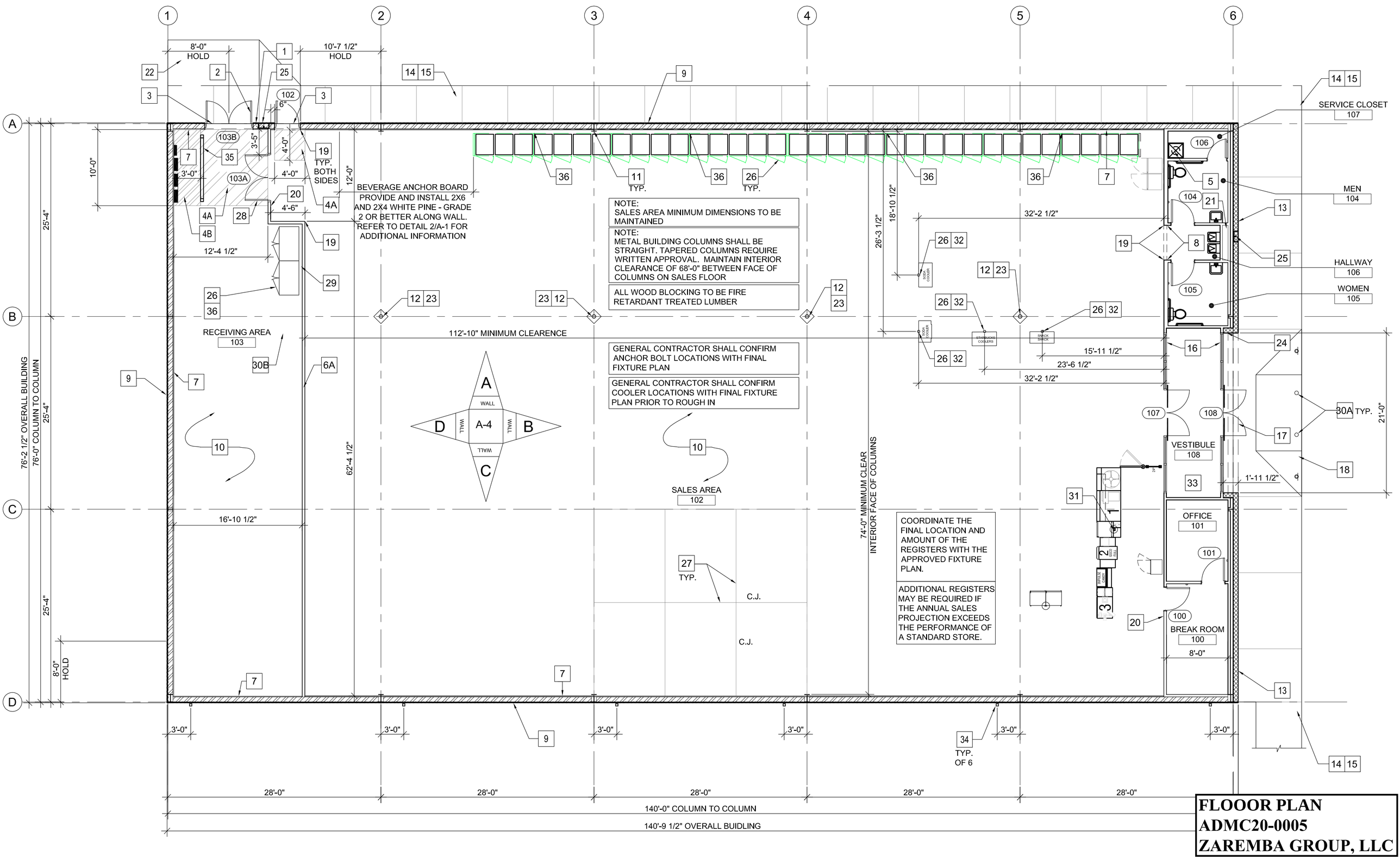
1/8" = 1'-0"



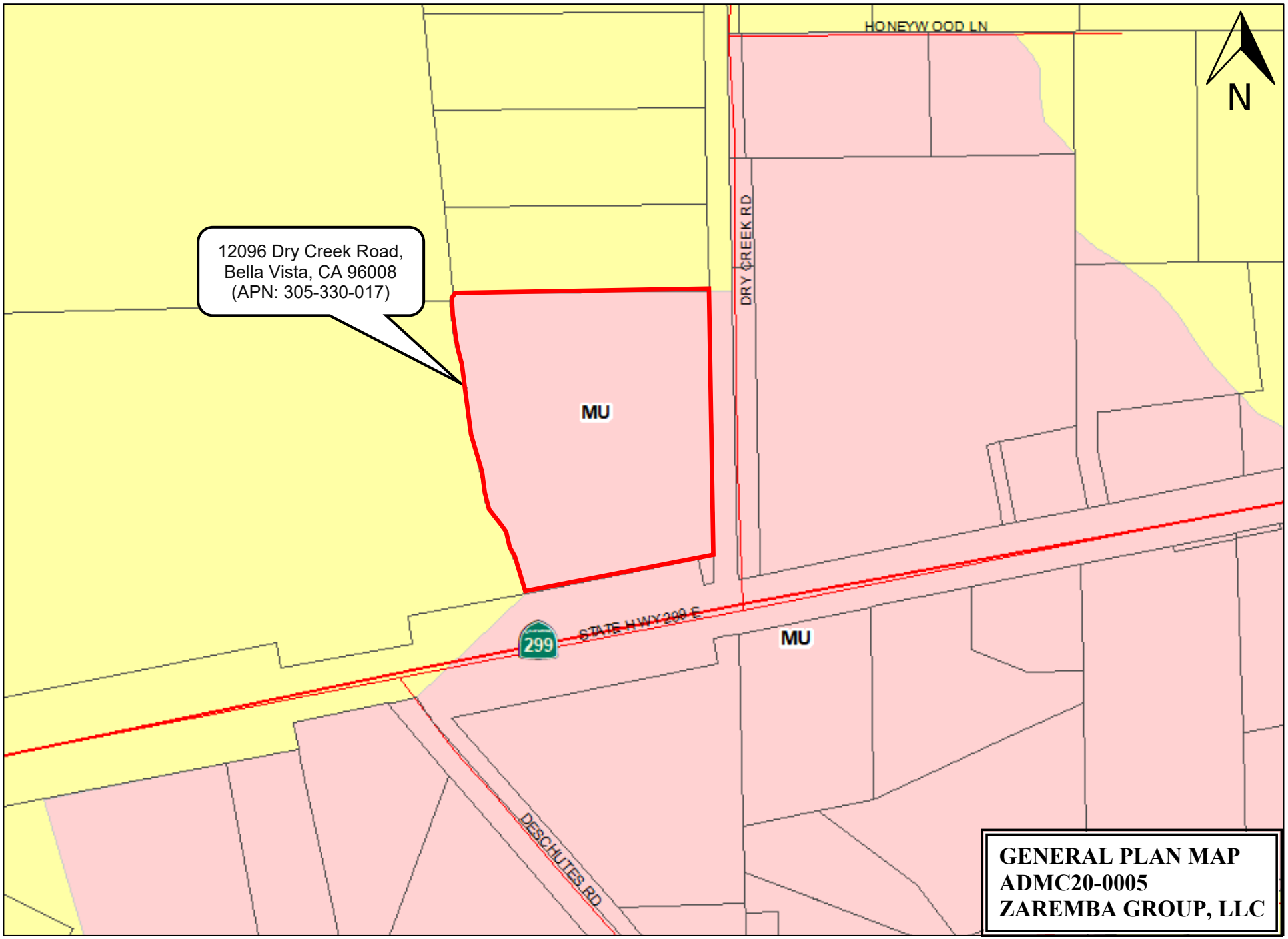
4 / A-2 SOUTH ELEVATION

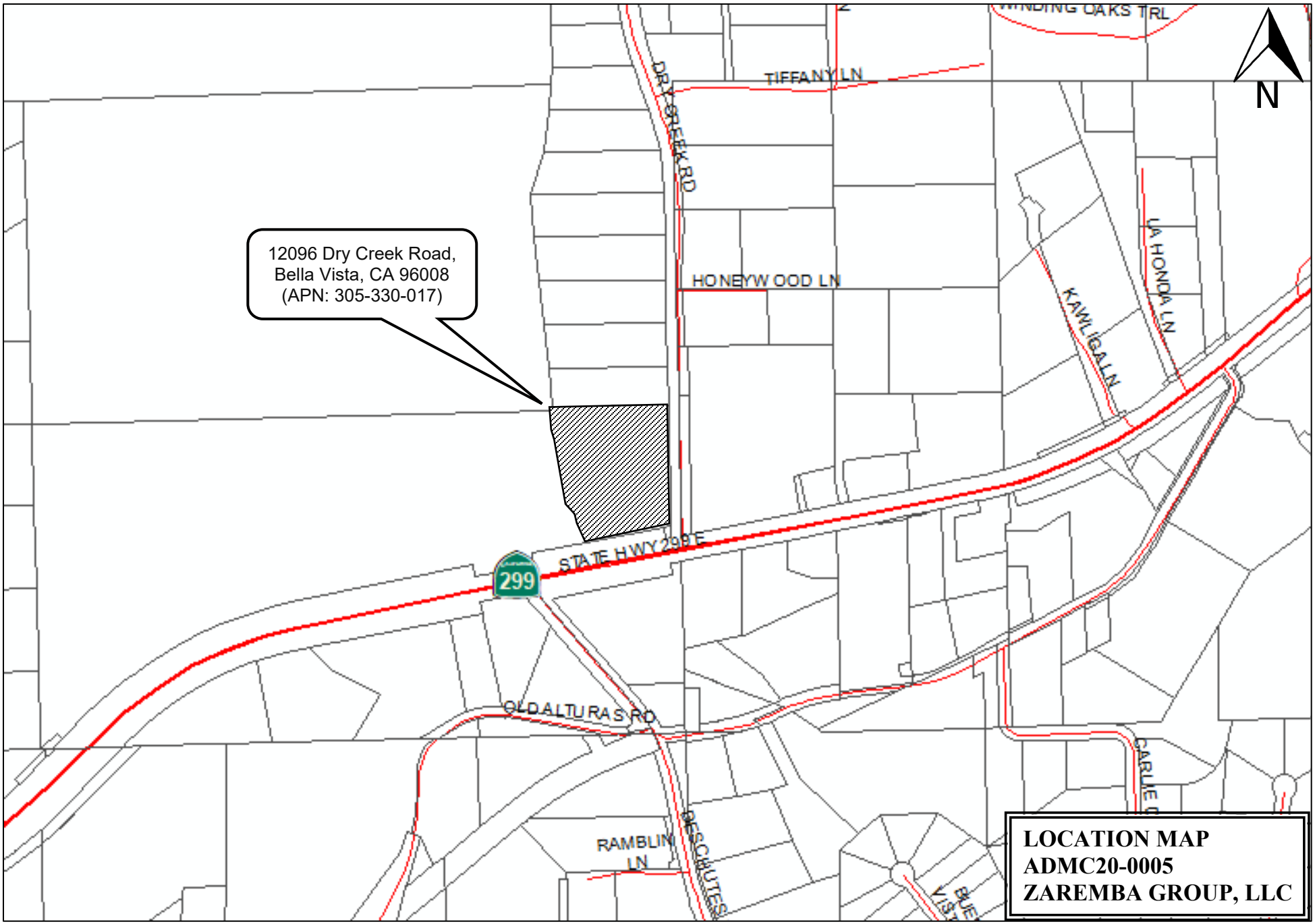
1/8" = 1'-0"

EXTERIOR ELEVATIONS
ADMC20-0005
ZAREMBA GROUP, LLC



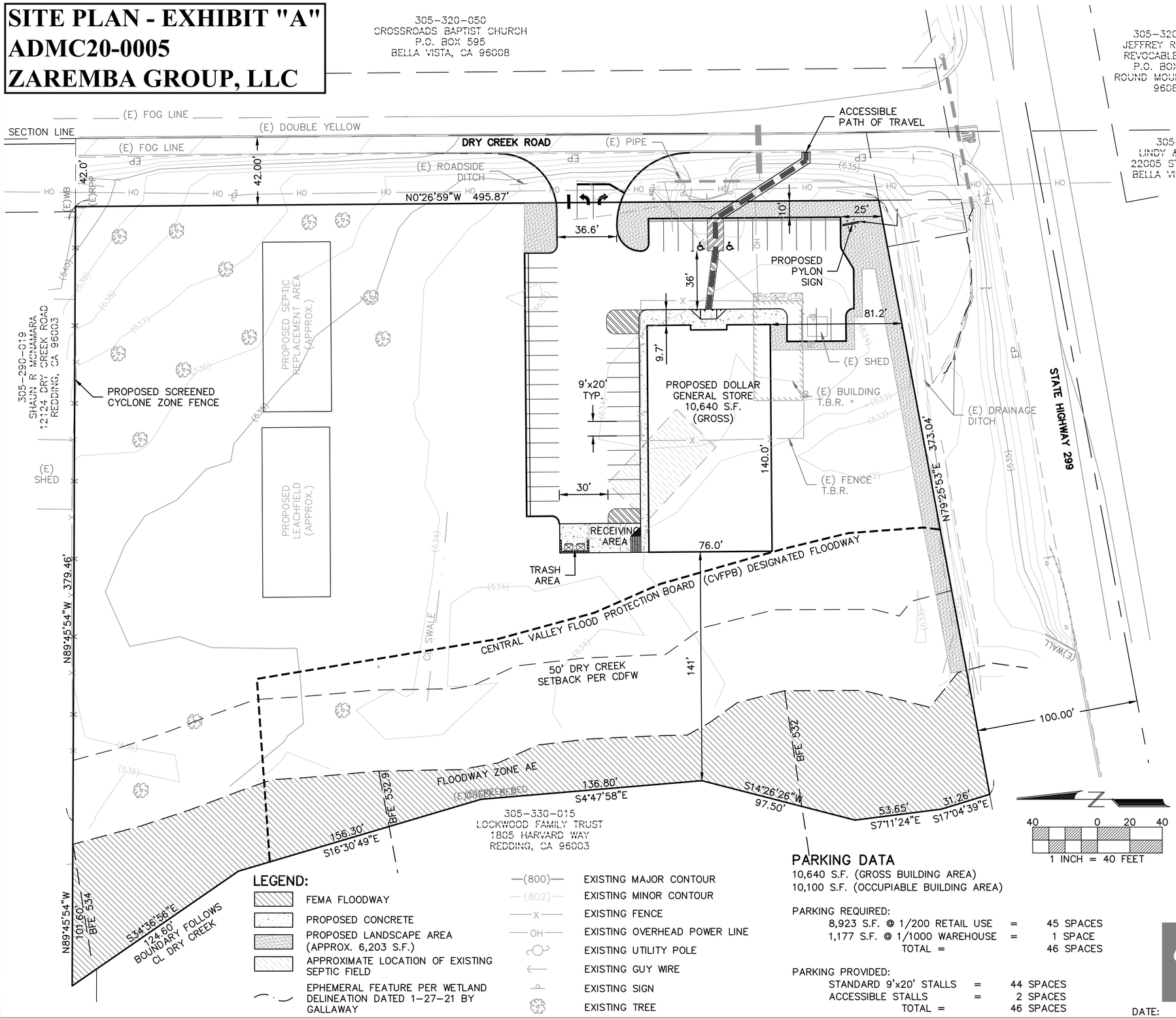
FLOOOR PLAN
ADMC20-0005
ZAREMBA GROUP, LLC

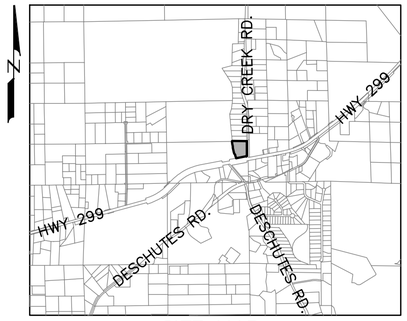

HONEYWOOD LN
N
12096 Dry Creek Road,
Bella Vista, CA 96008
(APN: 305-330-017)
DRY CREEK RD
MU
MU
299
STATE HWY 299 E
DESCHUTES RD
GENERAL PLAN MAP
ADMC20-0005
ZAREMBA GROUP, LLC


12096 Dry Creek Road,
Bella Vista, CA 96008
(APN: 305-330-017)
WINDING OAKS TRL
TIFFANY LN
DRY CREEK RD
HONEYWOOD LN
KAWLIGA LN
LA HONDA LN
STATE HWY 299 E
299
OLD ALTURAS RD
RAMBLIN LN
DESCHUTES
N
LOCATION MAP
ADMC20-0005
ZAREMBA GROUP, LLC


N
DRY CREEK RD
12096 Dry Creek Road,
Bella Vista, CA 96008
(APN: 305-330-017)
299
PROJECT AERIAL
ADMC20-0005
ZAREMBA GROUP, LLC

SITE PLAN - EXHIBIT "A"
ADMC20-0005
ZAREMBA GROUP, LLC





SITE MAP
SCALE: NTS

CLIENT:
ZAREMBA GROUP, LLC
14600 DETROIT AVE.
SUITE 1500
LAKEWOOD, OH 44107

OWNER:
MITCHELL 1991 REV LIVING TRUST
1287 B ARIZONA ST
REDDING, CA 96002

ENGINEER:
SHARRAH DUNLAP SAWYER, INC.
6590 LOCKHEED DRIVE
REDDING, CA 96002

SITE DATA

A.P.# 305-330-017
EXISTING USE: UNOCCUPIED, PREVIOUSLY COMMERCIAL
PROPOSED USE: 10,640 S.F. DOLLAR GENERAL RETAIL STORE
SITE AREA: 4.75 AC
AREA IN FEMA FLOODWAY: 0.64 AC
AREA IN CVFPB FLOODWAY: 0.82 AC (OUTSIDE OF FEMA)
NET PROJECT AREA: 3.29 AC
STRUCTURE COVERAGE: 5.1% (OF TOTAL SITE)
ELECTRICITY: PG&E
WATER: BELLA VISTA WATER DISTRICT
SEWER: SEPTIC SYSTEM
TELEPHONE: FRONTIER COMMUNICATIONS

PARKING LOT LANDSCAPE DATA

PARKING LOT AREA:	21,539 S.F.
REQUIRED PARKING LOT LANDSCAPE AREA: (5% OF PARKING LOT AREA)	1,077 S.F.
PARKING LOT LANDSCAPE PROVIDED: (NOT INC. 10' LANDSCAPED R.O.W. STRIP)	1,879 S.F.

LEGEND:

- FEMA FLOODWAY
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE AREA (APPROX. 6,203 S.F.)
- APPROXIMATE LOCATION OF EXISTING SEPTIC FIELD
- EPHEMERAL FEATURE PER WETLAND DELINEATION DATED 1-27-21 BY GALLAWAY
- (800) EXISTING MAJOR CONTOUR
- (802) EXISTING MINOR CONTOUR
- X EXISTING FENCE
- OH EXISTING OVERHEAD POWER LINE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING SIGN
- EXISTING TREE

PARKING DATA

10,640 S.F. (GROSS BUILDING AREA)
10,100 S.F. (OCCUPIABLE BUILDING AREA)

PARKING REQUIRED:

8,923 S.F. @ 1/200 RETAIL USE	=	45 SPACES
1,177 S.F. @ 1/1000 WAREHOUSE	=	1 SPACE
TOTAL =		46 SPACES

PARKING PROVIDED:

STANDARD 9'x20' STALLS	=	44 SPACES
ACCESSIBLE STALLS	=	2 SPACES
TOTAL =		46 SPACES

DOLLAR GENERAL
BELLA VISTA
(12096 DRY CREEK ROAD)
ADMIN. PERMIT SITE PLAN

BEING A PORTION OF THE SOUTHEAST ¼ OF SECTION 7, TOWNSHIP 32 NORTH, RANGE 3 WEST, M.D.B.&M. IN THE UNINCORPORATED AREA OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA

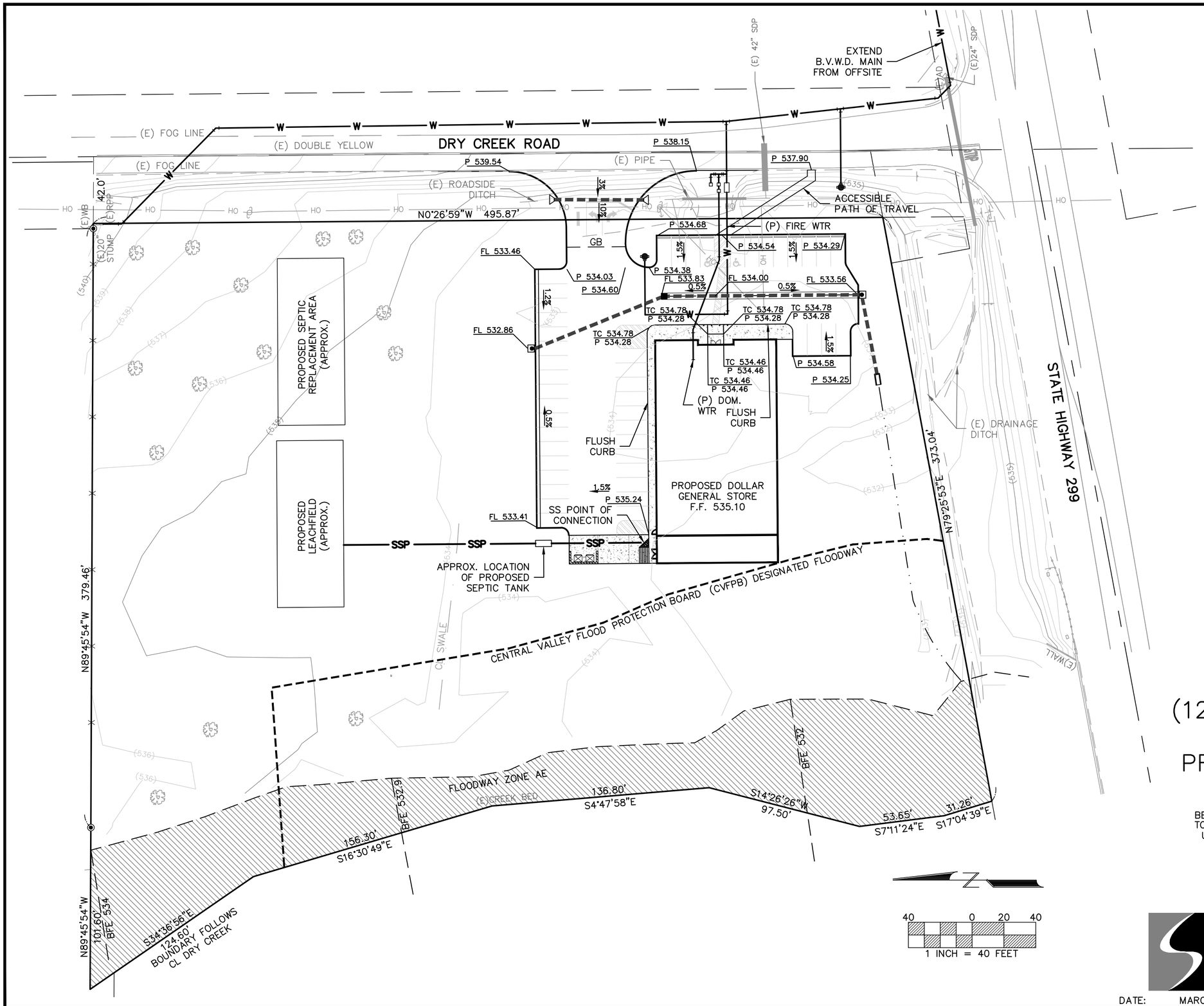
FOR

ZAREMBA GROUP, LLC

BY

SHARRAH DUNLAP SAWYER, INC.
Civil Engineering • Land Planning • Surveying & Mapping
Landscape Architecture • Presentation Graphics
6590 Lockheed Drive, Redding, CA 96002
530.221.1792 voice • 530.221.8369 fax • info@sdsengineering.com

DATE: MARCH 5, 2021 SCALE: 1"=40' SHEET 1 OF 2



LEGEND:

- FEMA FLOODWAY
- PROPOSED CONCRETE
- APPROXIMATE LOCATION OF EXISTING SEPTIC FIELD
- (800) EXISTING MAJOR CONTOUR
- (802) EXISTING MINOR CONTOUR
- SS PROPOSED SANITARY SEWER LINE
- W PROPOSED WATER LINE
- SDP PROPOSED STORM DRAIN PIPE
- GB PROPOSED GRADE BREAK
- X EXISTING FENCE
- OH EXISTING OVERHEAD POWER LINE
- PROPOSED FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING SIGN
- AD AREA DRAIN
- EXISTING TREE
- DIRECTION OF SURFACE DRAINAGE
- (E) EXISTING
- (P) PROPOSED
- EP534.00 EDGE OF PAVEMENT ELEVATION
- P534.00 PAVEMENT ELEVATION
- FL534.00 FLOW LINE ELEVATION

DOLLAR GENERAL BELLA VISTA (12096 DRY CREEK ROAD) ADMIN. PERMIT PRELIMINARY GRADING & UTILITIES

BEING A PORTION OF THE SOUTHEAST ¼ OF SECTION 7, TOWNSHIP 32 NORTH, RANGE 3 WEST, M.D.B.&M. IN THE UNINCORPORATED AREA OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA

FOR

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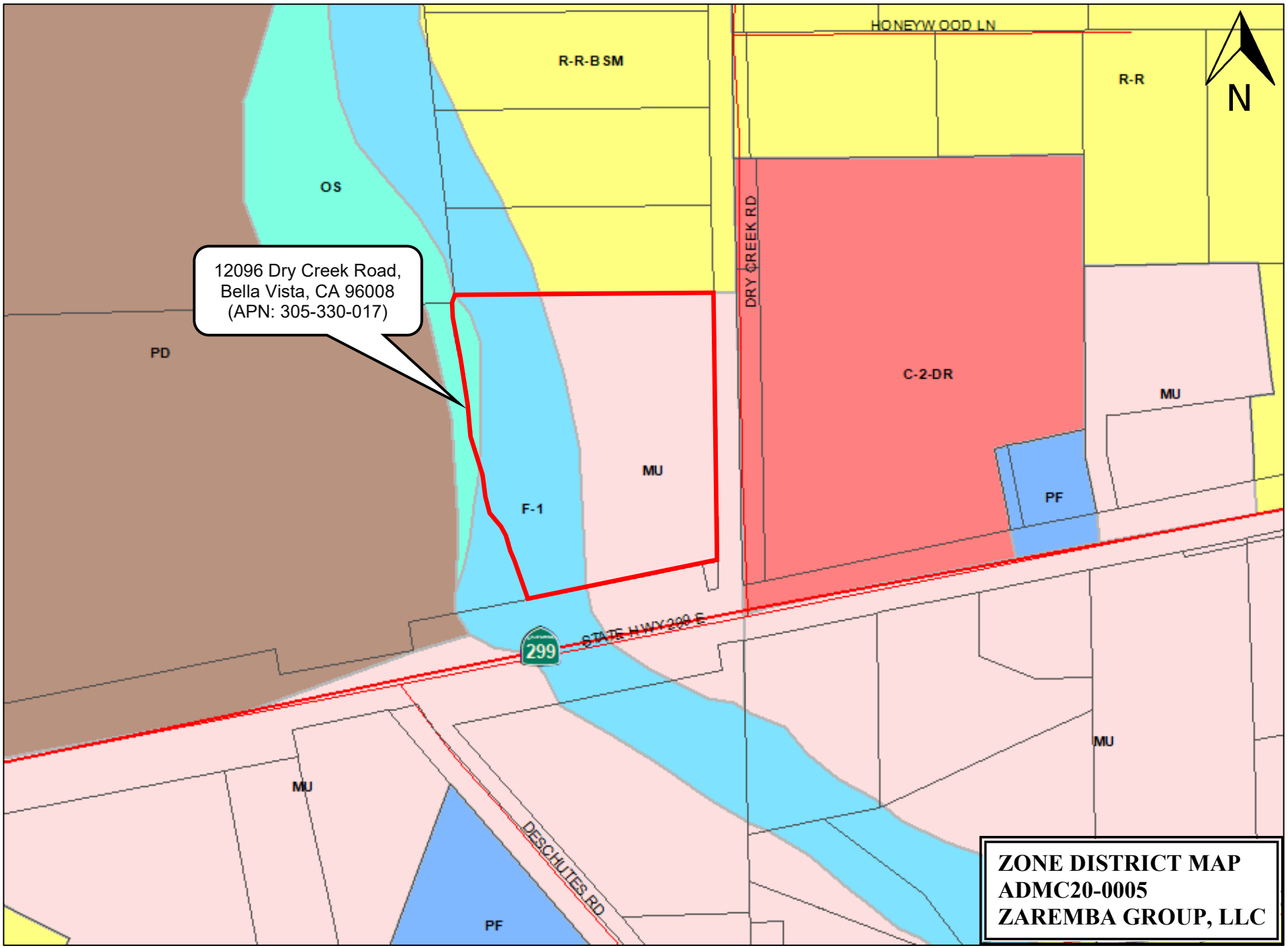
DATE: MARCH 5, 2021 SCALE: 1"=40' SHEET 2 OF 2


HONEYWOOD LN
R-R-BSM
R-R
N
OS
12096 Dry Creek Road,
Bella Vista, CA 96008
(APN: 305-330-017)
DRY CREEK RD
PD
C-2-DR
MU
F-1
MU
PF
299
STATE HWY 299 E
MU
MU
DESCHUTES RD
PF
ZONE DISTRICT MAP
ADMC20-0005
ZAREMBA GROUP, LLC