

# SUBSEQUENT ENVIRONMENTAL INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

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Parcel Map 23-0006  
(Foster)

September 6, 2024

SUBSEQUENT 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  
SUBSEQUENT INITIAL STUDY & MITIGATED NEGATIVE DECLARATION**

- 1. Project Title:**  
Parcel Map 23-0006 (Foster)
- 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:**  
David Schlegel, AICP, Senior Planner, (530) 225-5532
- 4. Project Location:**  
5. The project site is a 16.3-acre property located approximately 0.23 miles east of the Palo Way and Deschutes Road intersection in Palo Cedro, CA 96073 (Assessor's Parcel Numbers 059-110-082 and 059-110-083).
- 6. Applicant Name and Address:**  
Larry Foster  
413 Teakwood Drive  
Redding, CA 96003
- 7. General Plan Designation:**  
Commercial (C)
- 7. Zoning:**  
Commercial-Light Industrial combined with Design Review (C-M-DR), C-M-DR combined with Restrictive Flood (C-M-DR-F-2), and Designated Floodway (F-1).
- 8. Description of Project:**

The proposal consists of subdividing the 16.3-acre project site into 12 lots, ranging in size from 0.5 acres to 5.13 acres, to facilitate commercial-light industrial development; one lot would accommodate Bella Vista Water District infrastructure. The project would extend Palo Way approximately 690 feet from its current terminus. Road improvements would include curb, gutter, and sidewalk and end in cul-de-sac. Sewer, water, natural gas and electric utilities would be extended off existing utility lines along Palo Way for connection to future development of the subsequent lots. Palo Way is served by an existing emergency fire escape road that connects to Grand Estates Drive. Two lots would be accessed via a shared flag lot driveway at the eastern end of Palo Way.

Parcel Map 23-0006 is a resubmission of a project for the same property for which Parcel Map 18-0003 (PM18-0003) was approved but expired prior to being recorded. The previously approved project involved an application for a Zone Amendment (ZA19-0003) as well as PM18-0003 for which a Mitigated Negative Declaration (MND) was adopted (State Clearinghouse #2020059005). ZA19-0003 was enacted. Changes proposed for the resubmitted project include a total of 12 lots as compared to PM18-0003 which consisted of 10 lots. Additionally, new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was adopted exists as it relates to the special-status of Crotch's bumble bee (*Bombus crotchii*). Due to this new information, the project could have a significant environmental effect that was not addressed in the previously adopted MND. In addition, the project would reduce the overall non-building/non-disturbance area which previously followed the 100-year floodplain that has been revised since the time that the previous project was approved. The project still includes a 50-foot buffer around wetlands and from the edge of Cow Creek. However, the net result of this change is that more area of the project site may be developed

and could impact oak woodlands and sensitive species habitat to a greater extent that was analyzed under the previous MND. Several of the mitigation measures adopted with the previous MND are carried over to address potentially significant impacts to protected bat species roosting habitat (MM IV.a.1), impacts to sensitive species from man-made lighting (MM IV.b.2), impacts to migratory birds and/or raptors (MM IV.d.1), impacts to wetlands from on-site drainage (MM IV.c.1) and impacts to oak woodlands (MM IV.b.1) from the project. Overall, the information and conclusion of this Subsequent MND are substantially the same as those prepared and adopted for PM18-0003. However, due to the existence of the new information described above the preparation of a Subsequent MND is necessary. Where appropriate based on the analysis of changes to the project, the subsequent MND includes revised and/or newly proposed mitigation measures to reduce new and/or increased severity of previously identified potentially significant impacts to a less-than-significant level.

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

The project site is vacant and undeveloped. The property has a very gentle eastward slope with steeper slopes near Cow Creek, which flows, along the eastern boundary of the project site, and near an existing ephemeral wet swale. There are several oak trees on the property and approximately 0.76 acres of potentially jurisdictional wetlands. The northern boundary of the project site is adjacent to State Highway 44. The land to the west is developed with commercial uses and the property to the south has been subdivided and partially developed with one-family residences.

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

California Regional Water Quality Control Board  
California Department of Fish and Wildlife

**11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

In accordance with Public Resources Code (PRC) Section 21080.3.1, the Wintu Tribe of Northern California, Toyon-Wintu Center (Wintu Tribe), and Paskenta Tribe of Nomlaki Indians (Paskenta Tribe), collectively the “tribes,” 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 tribes. Pursuant to Public Resources Code §21080.3.1, the Department of Resource Management sent a certified letter to notify the tribes that the project was under review and to provide the tribes 30 days from the receipt of the letter to request formal consultation on the project in writing.

Certified mail records show that on August 1, 2024, a certified tribal consultation letter was sent to the tribes and was received by the Wintu Tribe on August 5, 2024 and by the Paskenta Tribe on August 2, 2024. As of September 5, 2024, neither of the tribes have responded nor requested formal consultation. Therefore, the requirements of Assembly Bill (AB) 52 have been met and no AB 52 project consultation with either the Wintu Tribe or the Paskenta Tribe is required.

**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 SUBSEQUENT MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find that although a previous MITIGATED NEGATIVE DECLARATION was prepared for the project, new information indicates the proposed project could have a significant effect on the environment. Since 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 SUBSEQUENT MITIGATED NEGATIVE DECLARATION will be prepared.

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

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


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

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



David Schlegel, AICP  
Senior Planner

9/6/24  
Date



Adam Fieseler  
Acting Director of Resource Management

9/6/24  
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.

<b>I. AESTHETICS:</b> 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. There is no view of the project site which includes a scenic vista.
- b) The project would not substantially damage any scenic resource. The project site is visible from a corridor recognized by the Shasta County General Plan as having eligibility for a scenic highway designation. Development without specific review and guidelines beyond typical County Development standards could be considered to have a significant impact. However, the project site's Design Review (DR) combining district along with the same district existing in the surrounding area, ensures that development would be consistent with the visual character of this corridor in which the natural and manmade environment contrast and, under the provisions of the DR zone district, would not be substantially damaging to any potential scenic resource designation.
- c) The project would not conflict with applicable zoning and other regulations governing scenic quality of an urbanized area. While the site is currently undeveloped, the project surroundings are primarily urban and the purpose of the General Plan and Zoning for the project site is consistent with future urban development. The project does not propose any buildings or site construction beyond the minimum parcel map requirements for road access and dedications. The existing visual character and quality of the site and its surroundings are safeguarded for future projects on the proposed lots through the implementation of the provisions of the DR combining district. These provisions ensure that construction of commercial-light industrial facilities and development of the proposed lots would be consistent with the existing design themes of buildings in the vicinity, would be sensitive to the natural scenic context and would require higher standards in landscaping standards from public vantage points. Therefore, any impact that could potentially degrade the existing visual character is considered to be less-than-significant.
- d) The project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in a non-urbanized area. The commercial core district in Palo Cedro has urban services and is considered to be an urbanized area. Although the project is not proposing development beyond infrastructure improvements, development permits could be submitted after the project is complete. For such development, Shasta County Code requires light and glare to be shielded from adjacent properties and roadways as well as oriented downward to the areas that must be lit. Furthermore, mitigation measure IV.b.2 requires that light be shielded and oriented so that it does not shine on biologically sensitive areas as well. Glare would be eliminated by the use of non-reflective materials for construction of the buildings that are proposed on the subsequent lots. All of these requirements ensure that new light or glare sources from potential construction, as a result of the project, will be less-than-significant.

**Mitigation/Monitoring:** None proposed. The mitigation measure (IV.b.2) referenced above is to mitigate biological impacts and is not necessary as mitigation for aesthetics impacts. The reference is for discussion purposes only.

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

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

- a) The subject property is not identified as Prime Farmland, Unique Farmland, or Statewide Importance on the map titled Shasta County Important Farmland 2016.
- b) Neither this property nor the surrounding properties are zoned for agricultural use nor are they in a Williamson Act Contract.
- c) The project would not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)). The project site is not forest land, timberland or zoned Timberland Production.
- d) The project would not result in the loss of forest land or conversion of forest land to non-forest use. The project site is not forest land.
- e) The project would not result in any conflicts with existing or adjacent agricultural operations. No aspect of the project would conflict with the nearest agricultural activity which exists on the east side of Cow Creek.

**Mitigation/Monitoring:** None proposed.



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

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

- a-b) The project would not conflict with or obstruct implementation of the Northern Sacramento Valley Planning Area (NSVPA) 2021 Triennial Air Quality Attainment Plan for Northern Sacramento Valley Air Basin as adopted by Shasta County, or any other applicable air quality plan. The project site is relatively flat land requires minimal grading activity for construction of parcel map improvements. No post-project development is proposed. However, the project could lead to commercial-light industrial development of the newly created parcels. The project is consistent with the air quality attainment plan.

The NSVPA Air Quality Attainment Plan (2021) designates Shasta County as an area of Nonattainment with respect to the ozone California ambient air quality standards. Nitrogen oxides (NOx) are a group of highly reactive gasses and are also known as "oxides of nitrogen." Because NOx is an ingredient in the formation of ozone, it is referred to as an ozone precursor. NOx is emitted from combustion sources such as cars, trucks and buses, power plants, and off-road equipment. Construction equipment and activities generate air contaminants, including oxides of nitrogen (NOx), reactive organic gases (ROG), carbon dioxide (CO2) and particulate matter (PM10), in the form of engine exhaust and fugitive dust. Emissions emitted during construction are limited and temporary.

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

- c-d) The nearest sensitive noise receptors are Junction School located roughly 450 feet southwest of the project site and the residential subdivision adjacent to the south. Exposure of sensitive receptors to pollution concentrations as a result of the proposed parcel map is considered to be less-than-significant. Construction activities would produce dust, engine exhaust, fumes from adhesives and/or solvents, and other common air contaminants typically associated with development projects. Day to day operations resulting from development of the lots could generate exhaust from use of mobile equipment, such as a forklift or loading and unloading of delivery trucks within any outdoor storage or loading area. The number of equipment hours needed to prepare the site and construct the project will be relatively low because the project site is flat and the scope and scale of the proposed improvements is limited. Operation of mobile equipment is not expected to generate significant emissions and the equipment itself would be subject to all applicable emissions requirements for off-road mobile sources of emissions.

Day to day operations would not occur until the created lots have been developed with commercial-light industrial uses and would not generate a greater capacity of vehicle trips than would otherwise be expected without the project. The current community-commercial zone district allows for similar uses that may be expected to generate more traffic than commercial-light industrial type uses. The parcel map does not significantly change estimates for vehicle trips which include trips generated by employees arriving and departing for work, work vehicles departing and arriving to/from job sites, and miscellaneous incidental vehicle trips such as deliveries and customer visits. Any potential land uses would be powered by electricity. No stationary proposed emission

sources, such as a generator are proposed. Substantial pollutant concentrations and significantly objectionable odors are not anticipated from future development of the project.

The Shasta County General Plan requires that standard air quality mitigation measures be applied to all projects. To minimize potential impacts from dust it is recommended that water, non-toxic soil stabilizers, and/or other similar materials be periodically applied to driveways and other potential areas including outdoor storage areas that are likely to create dust. It is also recommended that materials used in the concrete mixing process be bagged, covered and/or otherwise managed to eliminate fugitive dust.

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

**Mitigation/Monitoring:** None proposed.

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

**Discussion:** Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, project-specific studies listed on page 28, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- a) Wildland Resource Managers completed a biological review for the project site in 2019 which identified several candidate, sensitive or special-status species referenced by the California Department of Fish and Wildlife (CDFW) as present or potentially present on the project site. The biological review was updated in 2024 in response to comments from CDFW received in January of 2024. The 2019 biological review noted unspecified bat species foraging on the site and, while none were observed utilizing the woodland stand structures for roosting or maternal denning, six qualifying nesting sites were noted on site. In 2024, nine different species of bats were detected within the project area. The project site contains suitable habitat for several of these bat species including within cavities, under bark and other hollows or openings in the oak trees on site. Based on the roosting features present on-site and near to the project site (State Highway 44 bridge), it is not likely that all bat species observed would roost on site and is more likely that several species use the project site for foraging. The project proposes to protect a portion of foraging lands with

a buffer around the wetlands and through protection of the riparian habitat along Cow Creek. Nevertheless, potential loss of oak trees that provide suitable nesting sites would have likely significant impact on roosting habitat for the several bat species which are protected non-game mammals. To reduce this to a level that is less-than-significant, Mitigation Measure IV.a.1 requires incorporation of at least two bat roosting structures on the eastern sides of the buildings that are developed on lots 6 and 7 and at least one bat roosting structure on the eastern sides of the buildings that are developed on lots 8 and 9.

The 2019 biological review also cites the potential for the following endangered botanical species: Baker's Navarretia, Boggs Lake Hedge-Hyssop, Henderson's Bent Grass, Legenere, Red Bluff Dwarf Rush, Redding Checkerbloom, Shield-Bracted Monkeyflower, Slender Orcutt Grass, and the Woolly Meadowfoam. Between February 22, 2024, and April 19, 2024, the site was visited a total of five times in order to survey for botanical and other sensitive species. In addition to those specified above, the 2024 site visits surveyed the project site for Ahart's paronychia, Bigscale balsamroot and Crotch's bumble bee. The 2024 biological review was conducted during the fruit/bloom period for the botanical species and none of the special status species were identified on-site during the surveys.

Suitable habitat exists on the project site for the Crotch's bumble bee (*Bombus crotchii*) which is a candidate species for listing as endangered in California. Impacts to the Crotch's bumble bee from the project would be considered to be significant if they are present on-site and removed for the development. Mitigation Measure IV.a.2 would ensure that impacts to the Crotch's bumble bee would be reduced to a degree that is less-than-significant by ensuring that any work be done only after surveys are conducted for the species prior to ground disturbance, vegetation removal or any other construction activity in order to ensure that, if found, development does not impact the species or to assess the potential for a "take" as defined by Fish and Game Code Section 86.

- b) The biological review and comments from the CDFW identified riparian habitat or other sensitive natural communities on the project site. At the far eastern edge of the project area adjacent to the west and east sides of Cow Creek, a 1.15-acre narrow belt of willow species, alder, Oregon ash, California grape, Himalayan blackberry and rush species are present. In addition, an association of 50 black cottonwoods ranging in size from 7 to 53 inches in diameter at breast height (DBH) exist in the east-central portion of the project. Southwesterly of that, primarily, and spread elsewhere on the site, there is an association of as many as 120 live oaks ranging in size from 1 to 5 inches DBH and 399 valley oaks ranging in size from 1 to 71 inches DBH. This totals 519 oaks within the 0.442 acres of oak woodland. There are 2 live oaks and 32 valley oaks in this woodland that are over 5 inches DBH. Some of the oak woodland area falls within the floodway or adjacent to Cow Creek and is therefore identified as non-building/non-disturbance area. However, several oaks over 5 inches DBH are also located outside of this non-building/non-disturbance area and may require removal for the development of the subsequent lots. The applicant has identified trees of significance that are not to be removed so that adverse impacts to the oak woodland habitat are not substantial. Mitigation Measure IV.b.1 requires the identification of these trees on the final map and further seeks to retain existing oak trees greater than 5 inches DBH where feasible. If oaks of significance are proposed to be removed, Mitigation Measure IV.b.1. offers a prescriptive replacement ratio of 2:1.

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

- c) Wildland Resource Managers completed wetland reports in 2019 and 2024, which identified six wetland features associated with the project site. The first wetland feature is Cow Creek, a perennial stream that comprises 1.63 acres of the eastern part of the property. A variety of fish live in Cow Creek including fall-run Chinook Salmon, Winter-Run Steelhead, Rainbow Trout (generally at higher elevations), Hardhead, Pikeminnow, Sculpin, Smallmouth Bass, Carp, Bluegill, Brown Trout and Brook Trout. The second wetland feature is an emergent wetland found in the east-central portion of the project area in association with the Cottonwood grove. This 0.772-acre area is located within the proposed non-building/non-disturbance area and as a result, substantial adverse impacts to the wetland will be avoided. The third wetland feature is a small wetland area to the north of the identified 0.772 wetland, which is also located within the non-building/non-disturbance area. The fourth wetland feature is a small pond along the southern property line where drainage from the site pools as a result of construction of a block wall which doesn't allow water to naturally drain southward until it can seep through or under the wall. This pond is associated with a fifth wetland feature; an ephemeral wet swale drains the center of the project area southward to the pond during a storm event. The sixth wetland feature consists of two small wetland areas adjacent to, and associated with, the ephemeral wet swale and pond. All wetland features will be identified on the final map and construction will avoid these wetland areas. As a result, the proposed project would not disturb any wetlands on the project site or in the project area. Mitigation Measure IV.c.1 further ensures that adverse impacts to federally protected wetlands and sensitive species and habitat associated with the wetlands would not be substantial. This mitigation measure calls for a demarcation on the final map which shows the limits of non-building/non-disturbance at 50 feet surrounding the wetlands and further requires Low-Impact Development Best Management Practices (LID-BMPs) to be utilized when on-site drainage will flow to the wetlands after the lot is developed. Furthermore, the mitigation measure would ensure that the 50-foot

wetland buffer is adhered to both during construction of the project and development of subsequent lots, as well as after construction where uses on the lots have been established.

- d) The project is likely to cause the removal of oak woodland habitat and trees which could otherwise be suitable for nesting birds. The biological review and surveys conducted on site identified that the site is used by nesting birds. Several nests, both vacant and active were observed on site. As a result, it was recommended that construction take place outside of the nesting season to avoid substantial adverse effects of nesting birds. In the event that tree removal for site development might take place during the nesting season, Mitigation Measure IV.d.1 has been included to ensure that adequate surveys are conducted for nesting birds prior to removal of trees and that adverse impacts to nesting birds is avoided with the proper measures. No other alteration is proposed to the site that would interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- e) The project would not conflict with any ordinances or policies which protect biological resources. Shasta County Board of Supervisors Resolution No. 95-157 provides guidance regarding use and protection of oak trees on a voluntary basis. Furthermore, all grading activity and any development within the F-2 zone district would be reviewed for consistency with County ordinances as part of the permit application process and inspections.
- f) Several agencies and groups have striven to protect, conserve and manage the Cow Creek watershed in recent years. The Western Shasta Resource Conservation District (WSRCD) and Cow Creek Watershed Management Group (CCWMG) formed a partnership in 2000 and an assessment of the entire watershed and management plan was adopted. Development of the proposed subdivision as sensitive to potential watershed impacts as a significant non-building/non-disturbance area is identified adjacent to Cow Creek and subsequent development of the subdivision and individual lots will include low-impact development and convey drainage in such a way that pollutants are sequestered and naturally filtered in wetlands or managed on-site to a degree that is less-than-significant as part of Mitigation Measure IV.c.1.

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

IV.a.1. To ensure that the loss of bat habitat due to tree removal where suitable roosting sites may be lost, the project shall feature man-made bat roosting features in the following manner:

- A. Prior to issuance of a building permit for any buildings on lots 6 through 9, it must be demonstrated on the plans that bat roosting structure requirements are met. The plans must incorporate at least two bat roosting structures on the buildings that are developed or on alternative roosting structures on lots 6 and 7; and at least one bat roosting structure on the buildings that are developed or on an alternative roosting structure on lots 8 and 9. Such roosting structures shall follow the guidelines for Pallid Bat and/or Western Red Bat artificial roosting, which include adequate sizing for the intended species, adequate ventilation, and the ability to drain fecal matter effectively, and shall be located on the lot in such a way that disturbance from human activity is least likely. The location and design of such roosting structures shall be reviewed by the Planning Division, who shall consult with the California Department of Fish and Wildlife, prior to issuance of a building permit and must be installed prior to a final inspection for the permit.

IV.a.2. The project proponent shall implement the following mitigation measures to avoid significant impacts to special-status bumble bees in accordance with the survey considerations outlined in the *June 2023 Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bees Species publication*:

- A. Prior to land alteration, vegetation removal and construction activities for the subdivision improvements as well as for subsequent development of each lot after the map is recorded, a qualified biologist, specifically those qualified under a research Memorandum of Understanding or authorizing Incidental Take Permit (as described on page 7 of CDFW's Guidelines), shall conduct surveys for special-status bumble bees prior to the start of construction. Three on-site surveys shall be conducted two to four weeks apart, weather depending, and when floral resources are present.
  - i. Species identification and photographic vouchers shall be submitted to CDFW and experts from the Bumble Bee Watch for species verification by an experienced taxonomist prior to the start of land modification and/or vegetation removal.
  - ii. If special-status bumble bees are detected, a nesting survey as the protocol is described in CDFW's *June 2023 Survey Considerations for CESA Candidate Bumble Bee Species*, shall be performed throughout the project area.
  - iii. If special-status bumble bees and/or their nests are detected, the potential for "take" as defined by Fish and Game Code section 86 shall be analyzed and quantified. If suitable avoidance and minimization measures to fully avoid take are not feasible, CDFW shall be consulted regarding the need for take authorization pursuant to Fish and Game Code section 2081(b). Otherwise, suitable avoidance and minimization measures to fully avoid take should be employed, and/or the formulation of a Mitigation and Monitoring Plan should be developed for impacts to suitable western bumble bee habitat.
  - iv. All data, including negative and/or positive observations, shall be submitted to the CNDDDB and Bumble Bee Watch.

IV.b.1. To reduce the adverse impacts to oak woodland habitat present on the project site, the following measures shall be taken:

Oak trees over 5 inches in diameter at breast height shall be maintained on the property where feasible. Oak trees within the non-building/non-disturbance areas shall be maintained on the property. The oak trees to be retained, as identified on the tentative map, shall be maintained on the property and protected from impacts to resulting from development activities, including ground disturbance within the dripline. If oaks greater than five inches in diameter are proposed to be removed, the oak trees shall be replaced at a ratio of 2:1 in a suitable location elsewhere on or off site with monitoring of the survival of the plantings for a period of three years. In the event of mortality, the monitoring period shall be extended for additional periods of three years as needed to demonstrate survival of the number of plantings required to ensure replacement. The planting of oak trees for mitigation purposes shall be done in accordance with State Fire Code requirements so that they are not required to be removed for fire protection purposes in the future. A completed contract for planting and monitoring shall be presented prior to issuance of the building permit. A contract for planting and monitoring shall be executed by a qualified individual or company including a Registered Professional Forester, a landscaping contractor, certified horticulturalist, and/or certified arborist, may propose off-site mitigation, and shall be provided to the California Department of Fish and Wildlife for review and comment prior to execution.

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

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

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

IV.c.1. To mitigate adverse impacts to federally protected wetlands and sensitive species and habitat associated with the wetlands to a degree that would not be substantial. The following measures shall be taken:

- A. Prior to recordation, the final map shall show the location of the wetland features identified on site and demarcate a 50-foot buffer as a non-building/non-disturbance area so that direct impacts are avoided.
- B. As part of further mitigation to indirect impacts, prior to recordation, it shall be noted on the final parcel map that Low-Impact Development Best Management Practices (LID-BMPs) will be required on lots which contain wetland features or for lots where drainage conveyance would lead to an identified wetland. As part of the review for development permits and prior to issuance of grading or building permits on these lots, the applicant shall demonstrate how drainage on site will be using LID-BMPs. The LID portion of site development should include native species in the plan.
- C. Prior to issuance of grading and/or building permits for the subdivision and on any subsequent lot, the applicant shall demonstrate how disturbance or activity will be buffered and be kept physically separate from the wetland and the respective 50-foot non-disturbance areas both during construction and after establishing a use on the lot. The required buffering and physical separation of shall be located outside of the 50-foot non-building/non-disturbance area and must provide a feature which identifies and separates this area from the developable areas of the lot. This feature can consist of a concrete curb, suitable fencing, signage and vegetative barriers, etc.

IV.d.1. To avoid impacts to nesting migratory birds and/or raptors protected under Fish and Game Code Sections 3503 and 3503.3, the applicant shall ensure that either:

- A. Tree removal associated with improvements for the map or construction on the subsequent lots shall be conducted from September 1 through January 31, when birds are not nesting; or
- B. Conduct pre-construction surveys for nesting birds if tree removal is to take place during the nesting season (February 1 through August 31). These surveys shall be conducted by a qualified biologist no more than one week prior to tree removal during the nesting season. If an active nest more than half completed is located during the preconstruction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the California Department of Fish and Wildlife (CDFW). No tree removal shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of pre-construction

surveys shall be sent to CDFW.

<b><u>V. CULTURAL RESOURCES:</u></b> 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, project-specific studies listed on page 28, 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 cause a substantial adverse change in the significance of an historical resource.
- b) The project would not cause a substantial adverse change in the significance of an archaeological resource.
- c) The project site is not on or adjacent to any known cemetery or burial area. Therefore, there is no evidence to suggest that the project would disturb any human remains.

Information about the project was sent to the Northeast Information Center of the California Historical Resources Information System, which reviewed the project and commented that a prehistoric site was identified previously to exist on the project site and that the project area is considered to be extremely sensitive for cultural resources. Consulting Archaeologist, Trudy Vaughn, who conducted a previous archaeological survey on the project site in 1990 reviewed the project proposal, visited the project site, and reviewed previous survey reports and confirmed in a letter dated March 28, 2019 that, in fact, no prehistoric site exists within the project boundaries and that there is no evidence that historical or cultural resource exists in the project area either. As a result, Mrs. Vaughn recommended an archaeological clearance.

In accordance with Public Resources Code (PRC) Section 21080.3.1, the Wintu Tribe of Northern California, Toyon-Wintu Center (Wintu Tribe), and Paskenta Tribe of Nomlaki Indians (Paskenta Tribe), collectively the “tribes,” 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 tribes. Pursuant to Public Resources Code §21080.3.1, the Department of Resource Management sent a certified letter to notify the tribes that the project was under review and to provide the tribes 30 days from the receipt of the letter to request formal consultation on the project in writing.

Certified mail records show that on August 1, 2024, a certified tribal consultation letter was sent to the tribes and was received by the Wintu Tribe on August 5, 2024 and by the Paskenta Tribe on August 2, 2024. As of September 5, 2024, neither of the tribes have responded nor requested formal consultation. Therefore, the requirements of Assembly Bill (AB) 52 have been met and no AB 52 project consultation with either the Wintu Tribe or the Paskenta Tribe is required.

The archaeologist recommends that a condition be added to the final map stating that if any archaeological discoveries (human skeletal remains, culturally modified lithic materials, structural features, or historic artifacts) are encountered during ground disturbing activities, all such activities should halt within a 100-foot radius of the discovery, and a qualified archaeologist should be contacted to determine the nature of the find, evaluate its significance, and, if necessary, suggest preservation or mitigation measures. Although there is no evidence to suggest that the project would result in any significant effect to historical, archeological, paleontological, or unique geologic resource, or human remains, there is always the possibility that such resources or remains could be encountered. Therefore, a condition of approval will require that if, in the course of development, any archaeological, historical, or paleontological resources are uncovered, discovered or otherwise detected or observed, construction activities in the affected area shall cease and a qualified archaeologist shall be contacted to review the site and advise the County of the site's significance. If the findings are deemed significant by the Environmental Review Officer, appropriate mitigation shall be required.

**Mitigation/Monitoring:** None proposed.

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

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

- a) The project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. No post-project development is proposed. However, the project is expected to lead to commercial-light industrial development of the newly created lots. 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 2022 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 City’s Building Division enforces the applicable requirements of the Energy Efficiency Standards and Green Building Standards in Title 24.

**Mitigation/Monitoring:** None proposed.

<b><u>VII. GEOLOGY AND SOILS:</u></b> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> <li>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.</li> <li>ii) Strong seismic ground shaking?</li> <li>iii) Seismic-related ground failure, including liquefaction?</li> <li>iv) Landslides?</li> </ul>				✓
b) Result in substantial soil erosion or the loss of topsoil?			✓	

<b><u>VII. GEOLOGY AND SOILS:</u></b> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			✓	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			✓	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?				✓
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓

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

- a) The project would not expose people or structures to 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. All structures shall be constructed according to the seismic requirements of the currently adopted Building Code.

- iii) Seismic-related ground failure, including liquefaction;

The project site is located in an area determined to have moderate liquefaction potential as shown on the South Central Region Planning Area Potential Areas Liquefaction map. The currently adopted Building 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.

- iv) Landslides.

The project site is flat and is not located at top or toe of any significant slope.

- b) The Soil Survey of Shasta County, completed by the United States Department of Agriculture, Natural Resources Conservation Service in November of 2018, identifies the soils type at the project site as Hillgate Loam (Hb) and Churn Gravelly Loam (CeA). These soil types have an erosion hazard ranging 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.
- c) The topography of the site is flat. Based on a review of the Soil Survey of Shasta County and discussion in Sections VII.a and VII.b above, the threat of landslides, lateral spreading, subsidence, liquefaction, or collapse is less-than-significant.
- d) The site soils are described as moderately expansive soils in the Soil Survey of Shasta County. The currently adopted Building 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.
- e) The project would utilize a municipal sewer system for disposal of wastewater.
- f) The project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. There has



not been any unique paleontological resource or site or unique geologic feature identified on the site.

**Mitigation/Monitoring:** None proposed.

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

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

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

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 (QPR) develop guidelines for the assessment of a project's GHG emissions. Those guidelines for GHG emissions were subsequently included as amendments to the State CEQA Guidelines. The guidelines did not establish thresholds of significance and there are currently no state, regional, county, or city guidelines or thresholds with which to direct project-level CEQA review. As a result, Shasta County reserves the right to use a qualitative and/or quantitative threshold of significance until a specific quantitative threshold is adopted by the state or regional air district.

The City of Redding currently utilizes a quantitative non-zero project-specific threshold based on a methodology recommended by the California Air Pollution Officers Association (CAPCOA) and accepted by the California Air Resources Board. According to CAPCOA's Threshold 2.3, CARB Reporting Threshold, 10,000 metric tons of carbon-dioxide equivalents per year (mtCO<sub>2</sub>eq/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 (CO<sub>2</sub>): 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 (CH<sub>4</sub>): 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 (N<sub>2</sub>O): 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 (CO<sub>2</sub>). The majority of CO<sub>2</sub> is generated by petroleum consumption associated with transportation and coal consumption associated with electricity generation. The remaining emissions are predominately the result of natural-gas consumption associated with a variety of uses.

With regard to the project, the amount of potential commercial-light industrial space resulting from development of the lots is unknown but is expected to be less than the non-zero project-specific threshold described above. The scope of the required project improvements is limited to infrastructure and road improvements for a 690-foot extension of Palo Way and will not involve extensive ground disturbance, require a significant number of equipment hours to complete, or generate significant traffic volumes during construction. Post construction operations emissions are unknown at this time. However, the proposed map does not change the development capacity that is currently allowed by-right to any degree of significance and therefore, does not change the outcome of future GHG emissions for the project site. GHG emissions due to construction of the subdivision and subsequent by-right development is expected to be less-than-significant.

**Mitigation/Monitoring:** None proposed.

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

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

- a) The project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The current zone district would allow for land uses that could include storage or wholesale of hazardous materials or could allow light manufacturing type uses that would utilize hazardous materials. However, these types of uses, that are permitted by-right in the C-M zone district, are not expected to use large amounts of hazardous materials that would be considered a significant hazard. Any hazardous materials used would be done so in accordance with a hazardous materials business plan. Those uses which could potentially be considered to routinely transport, use or dispose of hazardous materials to a degree that could pose a significant hazard, would be required to first obtain a use permit and be subject to a separate environmental review process.
- b) 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. Similarly, to the discussion in section a) above, the amount of hazardous materials being routinely transported to and from the proposed subdivision is limited in scale and type of businesses that are allowed, by-right, in the C-M zone district. There are no reasonably foreseeable upset or accident conditions expected as a result of this project that would be considered significant. Any storage, use or routine transportation of larger amounts of hazardous material would be subject to separate environmental review as part of a use permit in the C-M zone district.
- c) The project site is within a quarter-mile of an existing school and could potentially have land uses established where small amounts of pre-packaged hazardous materials are handled. These, by-right, land use types in the C-M zone district are limited to ones which aren't expected to emit hazardous emissions or waste. Those that would require discretionary use permits prior to approval. For this reason, impacts from hazardous materials emissions, or waste as a result of the subdivision are considered to be less-than-significant.
- d) The project is not located on a site which is included on a list of hazardous materials sites and would not create a significant hazard to the public or the environment. The property has not been developed and there is no historical evidence of any commercial activity on the site that would have used hazardous materials.
- e) The project is not located within an airport land use plan or within two miles of a public airport or public use airport.

- f) The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. A review of the project and the Shasta County and City of Anderson Multi-Jurisdictional Hazard Mitigation Plan 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 would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. The Shasta County Fire Department has indicated that the project is located in an area which is designated a HIGH fire hazard severity zone. All roadways, driveways and buildings for the proposed project be required to be constructed in accordance with the Shasta County Fire Safety Standards. These standards also require the clearing of combustible vegetation around all structures for a distance of not less than 30 on each side or to the property line. 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.

<b>X. <u>HYDROLOGY AND WATER QUALITY</u>:</b> 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 on page 28, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Through adherence to construction standards, including erosion and sediment control measures, as well as utilizing low-impact development for on-site drainage as part of Mitigation Measure IV.c.1, water quality and waste discharge standards will not be violated. Nor would surface or ground water quality be otherwise substantially degraded. Grading will be needed for this project. A grading permit will be required. The provisions of the permit will address erosion and siltation containment on- and off-site.
- b) The project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. The project will connect to Bella Vista Water District lines and does not propose to include any private on-site wells. There is no expected significant impact to ground water from potential site development. The existing wetlands are to remain and be protected from pollutants using low-impact development features as part of mitigation measure IV.c.1.

Water service for the project is to 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.

- c) The project would not substantially alter the existing drainage pattern of the site or area, or add impervious surfaces, in a manner which would (i) result in substantial erosion or siltation on- or off-site; (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; and or (iv) impede or redirect flows. A soils and preliminary drainage report was prepared by DKM Engineering for the project which ensures that runoff after development of the project site would be adequately addressed through the project's storm water system. The primary drainage areas identified in the preliminary drainage report proposes that drainage from these areas be conveyed to an improved storm water system which includes a private storm drain system on the southeastern portion of the property. The preliminary drainage report determined that off-site flows are not increased as a result of site development under 100-year peak flows to Cow Creek. The County Department of Public Works will review parcel map improvement plans for meeting these requirements prior to recordation of the final map.
- d) Risk of release of pollutants in flood hazard, tsunami, or seiche zones due to project inundation is not significant. A majority of the project site which lies within flood hazard area will not be developed. The small portion that is within the flood hazard would be a non-building/non-disturbance area with a 50-foot buffer from the existing wetlands and would, therefore not include storage of hazardous materials which could be inundated in a worst-case scenario.
- e) Through adherence to construction standards, and the provisions of the required grading permit, including erosion and sediment control measures, the project would not conflict with or obstruct implementation of a water quality control plan or sustainable management plan.

**Mitigation/Monitoring:** None. The above referenced mitigation measure IV.c.1 is for reference purposes only.

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

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

- a) The project would not physically divide an established community. California State Highway 44 currently acts as an existing barrier to the north of the project site, Cow Creek is a barrier to the east of the project site and a block wall was constructed as part of the residential subdivision to the south. These conditions already serve as physical divides to any areas that would be considered to be an established community and no new road, ditch, wall, or other feature which might be constructed in the future would have an effect on those conditions.
- b) The project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The project is consistent with the Commercial (C) General Plan land use designation and meets other county development standards and those found within the proposed C-M zone district.

**Mitigation/Monitoring:** None proposed.

<b>XII. MINERAL RESOURCES:</b> 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 Subsequent Initial Study – PM23-0006 – Foster

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. No locally-important mineral resources appear to exist on the project site and the project area was excluded from the Mineral Land Classification Study. There is no other land use plan which addresses minerals.

**Mitigation/Monitoring:** None proposed.

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

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

- a) The project would result in a temporary increase in noise levels in the project vicinity due to operation of equipment during the construction of the project improvements. Shasta County does not have a noise ordinance and the Shasta County General Plan noise thresholds do not specifically address noise from construction activities. A general rule of noise attenuation is that noise is reduced six decibels for every doubling of distance. For example, if a piece of equipment produces 100 decibels at 25 feet away from the equipment, the noise level will be 94 decibels at 50 feet from the equipment. The area where construction of required improvements will take place is approximately 524 feet from the nearest residence. A typical grader/scrapper operates at approximately 85 decibels at 50 feet. Sound from the grader scraper would attenuate to approximately 65 decibels within fifty feet of the nearest residence and 64 decibels at the residence. Noise levels in excess of 70 decibels are generally considered to be potentially irritating. On this basis and due to the fact that the increase in noise levels will be temporary, noise impacts from the project would be less-than-significant. In addition, when a project involves construction activities near noise sensitive uses the Department as a matter of practice recommends a condition of approval that limits construction to daytime hours and prohibits construction on weekends and National holidays.

It is likely that there will be an increase noise levels for permanent uses as a result of the development of the parcels for uses permitted by-right in the zone district. Permanent noise sources from future development of the proposed lots would include vehicular traffic, commercial and light-industrial activities that take place indoors and human activity in appurtenant outdoor storage areas during normal business hours. However, much of the area adjacent to the sensitive noise receptors to the south (the residential subdivision) is already within the CM zone district and could be developed with such uses by-right. Additionally, any uses that could potentially lead to noise or vibrations that exceed thresholds in the General Plan would require the approval of a use permit. Future projects within the proposed zone district could not be established without having to either meet the Shasta County General Plan noise thresholds or being approved as a separate project subject to CEQA. For these reasons, the increase in noise levels from the proposed parcel map is less-than-significant.

- b) The project will not result in the generation of excessive groundborne vibration or groundborne noise levels. During construction of the road, sidewalks, storm drains, utility installations and associated grading activities, there may be some groundborne vibration due to the potential use of heavy equipment. However, due to the distance from adjacent property and structures from the proposed work, these construction-related activities are not expected to be significant.
- 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.

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

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

- a) The project would not induce substantial unplanned population growth in an area, either directly or indirectly. The proposal is consistent with the Commercial General Plan land use designation which allows for the existing land to be developed with businesses. The project does not propose any specific business and is not converting additional land to a use that would induce population growth in the area. Therefore, it is not expected to induce substantial growth in the area.
- b) The project would not displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere. The project does not include destruction of any existing housing.

**Mitigation/Monitoring:** None proposed.

<b><u>XV. PUBLIC SERVICES:</u></b> 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 a High fire hazard severity zone. However, the Shasta County Fire Department has not indicated that any additional level of fire protection is necessary. Additional fire hydrants will be installed according to the Shasta County Fire Safety Standards.

**Police Protection:**

The County employs a total of 165 sworn and 69 non-sworn County peace officers (Sheriff's deputies) to serve a population of 66,850

persons that reside in the unincorporated area of the County (U.S. Department of Commerce, Bureau of the Census, April 1, 2020). This level of staffing equates to a ratio of approximately one officer per 286 persons. The project will configure the land with 10 additional lots but will not convert land from a non-commercial use. This is not considered a significant change to warrant any additional sworn or non-sworn peace officers.

**Schools:**

The resultant development on parcels created by the project will be required to pay the amount allowable per square foot of construction to mitigate school impacts.

**Parks:**

The County does not have a neighborhood parks system. The project would not result in any impacts related to parks or the demand for additional land for public parks.

Other public facilities: As noted in section XIV. Population and Housing, subsection a), the project is not expected to result in substantial population growth. Therefore, the project would not create a need for the provision of new or physically altered governmental facilities or physically altered governmental facilities the construction of which could cause significant environmental impacts. Development of the site would increase its value for property tax purposes. County General Fund revenue derived from property taxes can be spent on general government services, public health, the library system, animal control, and other public facilities at the discretion of the Shasta County Board of Supervisors. Any funds dedicated to the provision of new or physically altered governmental facilities or physically altered governmental facilities would be subject to review under the California Environmental Quality Act (CEQA).

**Mitigation/Monitoring:** None proposed.

<b>XVI. <u>RECREATION</u>:</b>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓

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

- a) The project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The County does not have a neighborhood or regional parks system or other recreational facilities.
- b) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. School facilities are typically used for sports and recreation. The City of Redding also has a number of recreational facilities. In addition, there are tens of thousands of acres of rivers, lakes, forests, and other public land available for recreation in Lassen National Park, the Shasta and Whiskeytown National Recreation Areas, the National Forests, and other public land administered by Bureau of Land Management.

**Mitigation/Monitoring:** None proposed.

<b>XVII. <u>TRANSPORTATION</u>:</b> 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>XVII. <u>TRANSPORTATION</u>:</b> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)?			✓	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓
d) Result in inadequate emergency access?				✓

**Discussion:** Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, project-specific studies listed on page 28, staff review of the project, observations on the project site and in the vicinity, the following findings can be made:

- b) The project would not conflict with a program, ordinance or policy establishing measures of effectiveness for the performance of addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. The project would not conflict with adopted policies, plans or programs supporting alternative transportation. The road is not a through road and would not be considered a viable route for a bikeway or transit. Sidewalks are included as a development standard to account for pedestrians and accessible pathways for employees and customers patronizing the businesses. Objectives in the Shasta County General Plan, including Policy C6-L, seeks to ensure traffic levels remain acceptable and projects do not drop the level-of-service to level F throughout the County. The Traffic Impact Analysis Technical Memorandum prepared by GHD concluded that, without mitigation, the project would contribute to unacceptable traffic conditions at the Deschutes Road and State Highway 44 interchange. Comments were received from Caltrans confirming this as a concern. Shasta County General Plan Policy C6-L, requires that new projects must be assessed to ensure that traffic levels remain acceptable. Because the Traffic Impact Analysis Technical Memorandum concluded that unacceptable traffic conditions could occur due to a cumulative impact from the project and the 20-year traffic projections, The project will be required to contribute traffic impact proportionate share mitigation funds so that improvements can be made to the interchange. Those improvements would include signalization of the intersection to ensure the level-of-service does not remain at F. This requirement is incorporated into the project as a condition of approval and a subsequent study to determine the fair-share amount to address the cumulative project impact will be included in the project conditions.
- 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 highway. There is no County congestion management agency, and no level-of-service established by such an agency. However, as noted in section a above, impacts to level-of-service is expected to occur as a result of the project. Objectives in the Shasta County General Plan, including Policy C6-L, seeks to ensure traffic levels remain acceptable and projects do not drop the level-of-service to level F throughout the County and therefore, through implementation of the County's General Plan, the condition of approval described above in section a are included to reduce traffic impacts to levels that are consistent with County policies and that are less-than-significant.
- c) The project would not substantially increase hazards due to a geometric design feature or incompatible uses. The project proposes no such features and is subject to the fire safety and road improvement standards found within the Shasta County Development Standards Manual.
- d) The project would not result in inadequate emergency access. The project has been reviewed by the Shasta County Fire Department which has determined that adequate emergency access will be provided with a connection and additional improvements to the Emergency Fire Escape Road at the north end of Grand Estates Drive.

**Mitigation/Monitoring:** None proposed.



<b>XVIII. TRIBAL CULTURAL RESOURCES:</b> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p>a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p> <p>i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</p> <p>ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>				✓

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

- a) 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 addition to the previous archaeological survey conducted on the project site and the updated determination by archaeologist Trudy Vaughn, the County sent the Wintu Tribe of Northern California & Toyon-Wintu Center and the Paskenta Band of Nomlaki Indians formal notification of a determination that a project application is complete pursuant to Public Resources Code (PRC) § 21080.3.1 and AB 52. The County did not receive a request for consultation within 30 days nor has any response been provided to date. In the event that tribal resources are discovered during construction of the project, Section V. Cultural Resources of this initial study outlines the proper steps to mitigate any impacts.

**Mitigation/Monitoring:** None proposed.

<b>XIX. UTILITIES AND SERVICE SYSTEMS:</b> 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?				✓

<b><u>XIX. UTILITIES AND SERVICE SYSTEMS:</u></b> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 include only the extension of storm drainage infrastructure, water lines, sewer lines, electric utilities and natural gas lines along the extent of the proposed extension to Palo Way. This would require no improvements to existing facilities to address capacity issues. The project would not result in a significant environmental effect from 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 project will be served by the Bella Vista Water District. The Bella Vista Water District has indicated that it has adequate capacity to serve the project in non-drought years without the need for construction of new water treatment facilities, or expansion of existing facilities. Nevertheless, through negotiations with the project applicant, part of the project includes a parcel to be sold to the Bella Vista Water District for future water infrastructure improvements. The improvements may consist of a new well and water storage or pump facilities. This type of infrastructure is not necessary for the project. Bella Vista Water Company has indicated that the infrastructure would be beneficial for capacity to serve the district as-a-whole, but the lot and future infrastructure is not associated directly with the project. The scope of improvements for water infrastructure due to the project is the extension of existing water lines at Palo Way.

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

Pacific Gas & Electric (PG&E) will serve electric and natural gas utilities to the proposed lots and would not involve expansion of any gas or electric production or distribution facilities beyond that. PG&E has not provided comment on the project to indicate that the project would result in a significant environmental effect due to the need for new construction or relocation of electric and natural gas utilities.

- b) The Bella Vista Water District has indicated that service to the project would need to be ensured for dry or multiple dry years through an agreement to augment water supply during water shortage years that's suitable to the District's Board. This plan will be in place as Mitigation Measure XIX.b.1 to be addressed prior to recordation of the final map.
- c) The project would result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. The project will be served by the CSA No.8 wastewater treatment system. The CSA has indicated that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.
- d) The project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. The project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. The West Central Landfill has sufficient capacity to accommodate the additional businesses and is in compliance with Federal, State, and local statutes and regulations related to solid waste.
- e) The project would comply with Federal, State, and local management and reduction statutes and regulations related to solid waste. The project proposes no abnormal aspects that might be out of compliance with Federal, State and local management and solid waste reduction. Waste Management offers a variety of solid waste disposal programs that the project would utilize.

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

XIX.b.1) Prior to recordation of the Parcel Map, the applicant shall demonstrate that the condition of the Bella Vista Water District will serve letter has been met. The condition states that water service to the project is contingent upon a water supply agreement be provided that is acceptable to the District Board in order to address water supply in shortage years. Proof shall be provided to the Planning Division that this condition has been satisfied.

<b>XX. WILDFIRE:</b> 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:**

- a) The project would not substantially impair an adopted emergency response plan or emergency evacuation plan. The project would conform to Shasta County Fire Safety Standards and ensure that adequate emergency ingress, egress and fire suppression water would be provided for the site. It would not conflict with any other aspect of the County's adopted Hazard Mitigation Plan.
- b) The project would not due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. The project is not located near slopes nor other factors that exacerbate wildfire risks.
- 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. The road proposed for the project would be built to meet fire safety standards and the project offers alternative ingress/egress via an emergency fire escape road.
- d) The project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. The project is required to ensure runoff does not increase as a result of development of the project. Slopes on the area to be developed on the project site would not pose a risk, due to their slope that would cause downslope or downstream flooding or landslides.

**Mitigation/Monitoring:** None proposed.

<b>XXI. <u>MANDATORY FINDINGS OF SIGNIFICANCE:</u></b>	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 with the effects of past projects, the effects of other current projects, and the effects of probable		✓		

<b>XXI. <u>MANDATORY FINDINGS OF SIGNIFICANCE:</u></b>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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, findings and mitigation measures in Section IV. Biological Resources, there is no 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. Avoidance of sensitive habitats and additional mitigation measures (IV.a.1, IV.a.2, IV.b.1, IV.b.2 and IV.c.1) ensure that any potential impacts to sensitive species is 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 as well as mitigation measures incorporated into the project, there is no evidence to suggest that the project would have impacts that are cumulatively considerable. Vehicular circulation to and from the project site as a result of development would add cumulative traffic impacts to the Deschutes Road/State Highway 44 interchange. However, mitigation measures XVII.a.1 and XVII.a.2 would ensure that traffic circulation impacts to the interchange, and its necessary signalization would receive proportionate share mitigation funds toward those future improvements. There are no other past projects, current projects or probable future projects which could be 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. Any exposure to hazardous materials or other impacts to humans are considered to be less-than-significant.

**Mitigation/Monitoring:** With the mitigation measures being proposed, the impacts will be less-than-significant. See Mitigation Measures IV.a.1, IV.a.2, IV.b.1, IV.b.2, IV.c.1, and XIX.b.1..

## INITIAL STUDY COMMENTS

PROJECT NUMBER Project PM23-0006 - Foster

### 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 Subsequent Mitigated Negative Declaration. These studies are available for review through the Shasta County Planning Division and online via the link [CEQA Documents and Notices \(non-EIR documents\) | Shasta County California](https://www.shastacounty.gov/planning/page/ceqa-documents-and-notice-non-eir-documents) or via the browser web address at: <https://www.shastacounty.gov/planning/page/ceqa-documents-and-notice-non-eir-documents>.

1. Shasta County Preliminary Drainage Report-Palo Way Industrial Park, DKM Engineering, July 15, 2019
2. Archeological Survey Memorandum, Trudy Vaughn, Consulting Archaeologist, March 28, 2019
3. Preliminary Soils Report, USDA Natural Resources Conservation Service, November 30, 2018
4. Palo Way Biological Review, Wildland Resource Managers, April, 2019
5. Palo Way Industrial Park Traffic Impact Analysis Memorandum, GHD, July 11, 2019
6. Palo Way Wetland Report, Wildland Resource Managers, April, 2019
7. Palo Way Updated Biological Review, Wildland Resource Managers, May 2024

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

1. California Department of Fish and Wildlife
2. California Department of Transportation (Caltrans)
3. California Regional Water Quality Control Board

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

## **SOURCES OF DOCUMENTATION FOR INITIAL STUDY CHECKLIST**

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

### **GENERAL PLAN AND ZONING**

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

### **ENVIRONMENTAL IMPACTS**

#### **I. AESTHETICS**

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

#### **II. AGRICULTURAL AND FORESTRY RESOURCES**

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

#### **III. AIR QUALITY**

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

#### **IV. BIOLOGICAL RESOURCES**

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

#### **V. CULTURAL RESOURCES**

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

#### **VI. ENERGY**

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

#### **VII. GEOLOGY AND SOILS**

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

#### **VIII. GREENHOUSE GAS EMISSIONS**

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

## **IX. HAZARDS AND HAZARDOUS MATERIALS**

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

## **X. HYDROLOGY AND WATER QUALITY**

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

## **XI. LAND USE AND PLANNING**

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

## **XII. MINERAL RESOURCES**

1. Shasta County General Plan Section 6.3 Minerals.

## **XIII. NOISE**

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

## **XIV. POPULATION AND HOUSING**

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

## **XV. PUBLIC SERVICES**

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

## **XVI. RECREATION**

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

## **XVII. TRANSPORTATION/TRAFFIC**

1. Shasta County General Plan, Section 7.4 Circulation.
2. Records of, or consultation with, the following:
  - a. Shasta County Department of Public Works.
  - b. Shasta County Regional Transportation Planning Agency.
  - c. Shasta County Congestion Management Plan/Transit Development Plan.
3. Institute of Transportation Engineers, Trip Generation Rates.

## **XVIII. TRIBAL CULTURAL RESOURCES**

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

## **XIX. UTILITIES AND SERVICE SYSTEMS**

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

**XX. WILDFIRE**

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

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

None



**MITIGATION MONITORING PROGRAM (MMP)  
FOR PARCEL MAP 18-0003 (FOSTER)**

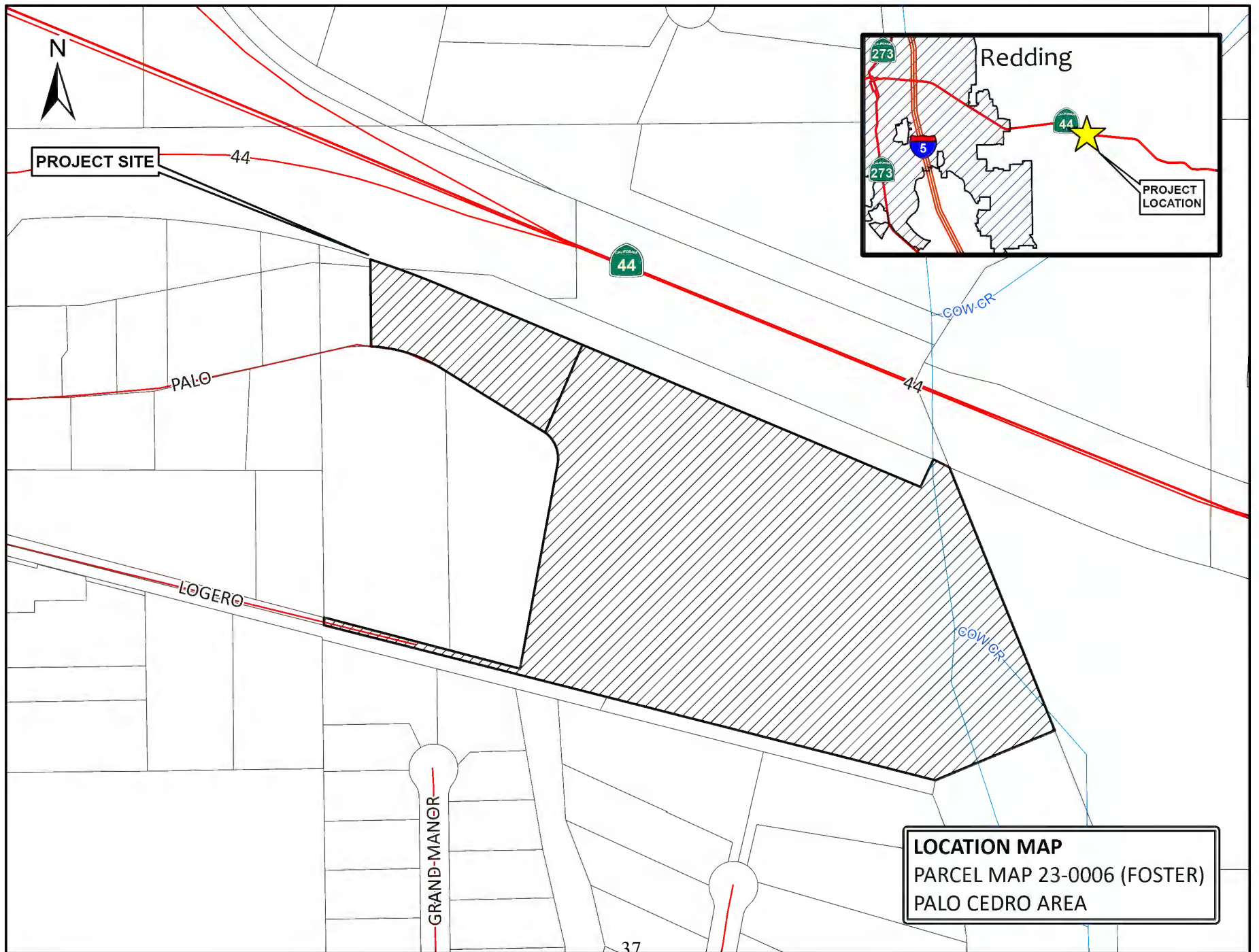
Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<b>IV. BIOLOGICAL RESOURCES</b>			
<p>IV.a.1. To ensure that the loss of bat habitat due to tree removal where suitable roosting sites may be lost is mitigated, the project shall feature man-made bat roosting features in the following manner:</p> <p>A. Prior to issuance of a building permit for any buildings on lots 6 through 9, it must be demonstrated on the plans that bat roosting structure requirements are met. The plans must incorporate at least two bat roosting structures on the buildings that are developed or on alternative roosting structures on lots 6 and 7; and at least one bat roosting structure on the buildings that are developed or on an alternative roosting structure on lots 8 and 9. Such roosting structures shall follow the guidelines for Pallid Bat and/or Western Red Bat artificial roosting, which include adequate sizing for the intended species, adequate ventilation, and the ability to drain fecal matter effectively, and shall be located on the lot in such a way that disturbance from human activity is least likely. The location and design of such roosting structures shall be reviewed by the Planning Division, who shall consult with the California Department of Fish and Wildlife, prior to issuance of a building permit and must be installed prior to a final inspection for the permit.</p>	Prior to Issuance of Building Permit and Inspection Prior to Final Permit Approval	Planning Division/Building Division	
<p>IV.a.2. The project proponent shall implement the following mitigation measures to avoid significant impacts to special-status bumble bees in accordance with the survey considerations outlined in the June 2023 Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bees Species publication:</p> <p>A. Prior to land alteration, vegetation removal and construction activities for the subdivision improvements as well as for subsequent development of each lot after the map is recorded, a qualified biologist, specifically those qualified under a research Memorandum of Understanding or authorizing Incidental Take Permit (as described on page 7 of CDFW's</p>	Prior to recordation of the Parcel Map / Prior to ground disturbance or construction activities for both the map improvements and subsequent development on the lots after recordation of the Parcel Map.	Planning Division	

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p>Guidelines), shall conduct surveys for special-status bumble bees prior to the start of construction. Three on-site surveys shall be conducted two to four weeks apart, weather depending, and when floral resources are present.</p> <ul style="list-style-type: none"> <li>i. Species identification and photographic vouchers shall be submitted to CDFW and experts from the Bumble Bee Watch for species verification by an experienced taxonomist prior to the start of land modification and/or vegetation removal.</li> <li>ii. If special-status bumble bees are detected, a nesting survey as the protocol is described in CDFW's June 2023 Survey Considerations for CESA Candidate Bumble Bee Species, shall be performed throughout the project area.</li> <li>iii. If special-status bumble bees and/or their nests are detected, the potential for "take" as defined by Fish and Game Code section 86 shall be analyzed and quantified. If suitable avoidance and minimization measures to fully avoid take are not feasible, CDFW shall be consulted regarding the need for take authorization pursuant to Fish and Game Code section 2081(b). Otherwise, suitable avoidance and minimization measures to fully avoid take should be employed, and/or the formulation of a Mitigation and Monitoring Plan should be developed for impacts to suitable western bumble bee habitat.</li> <li>iv. All data, including negative and/or positive observations, shall be submitted to the CNDDB and Bumble Bee Watch.</li> </ul>			
<p>IV.b.1. To reduce the adverse impacts to oak woodland habitat present on the project site, the following measures shall be taken:</p> <ul style="list-style-type: none"> <li>A. Oak trees over 5 inches diameter at breast height shall be maintained on the property where feasible. Oak trees within the non-building/non-disturbance areas shall be maintained on the property. The oak trees to be retained, as identified on the tentative map, shall be maintained on the property and protected from impacts to resulting from development activities, including ground disturbance within the dripline.</li> </ul>	<p>Prior to Issuance of Building Permits/Ongoing</p>	<p>Planning Division/Building Division</p>	

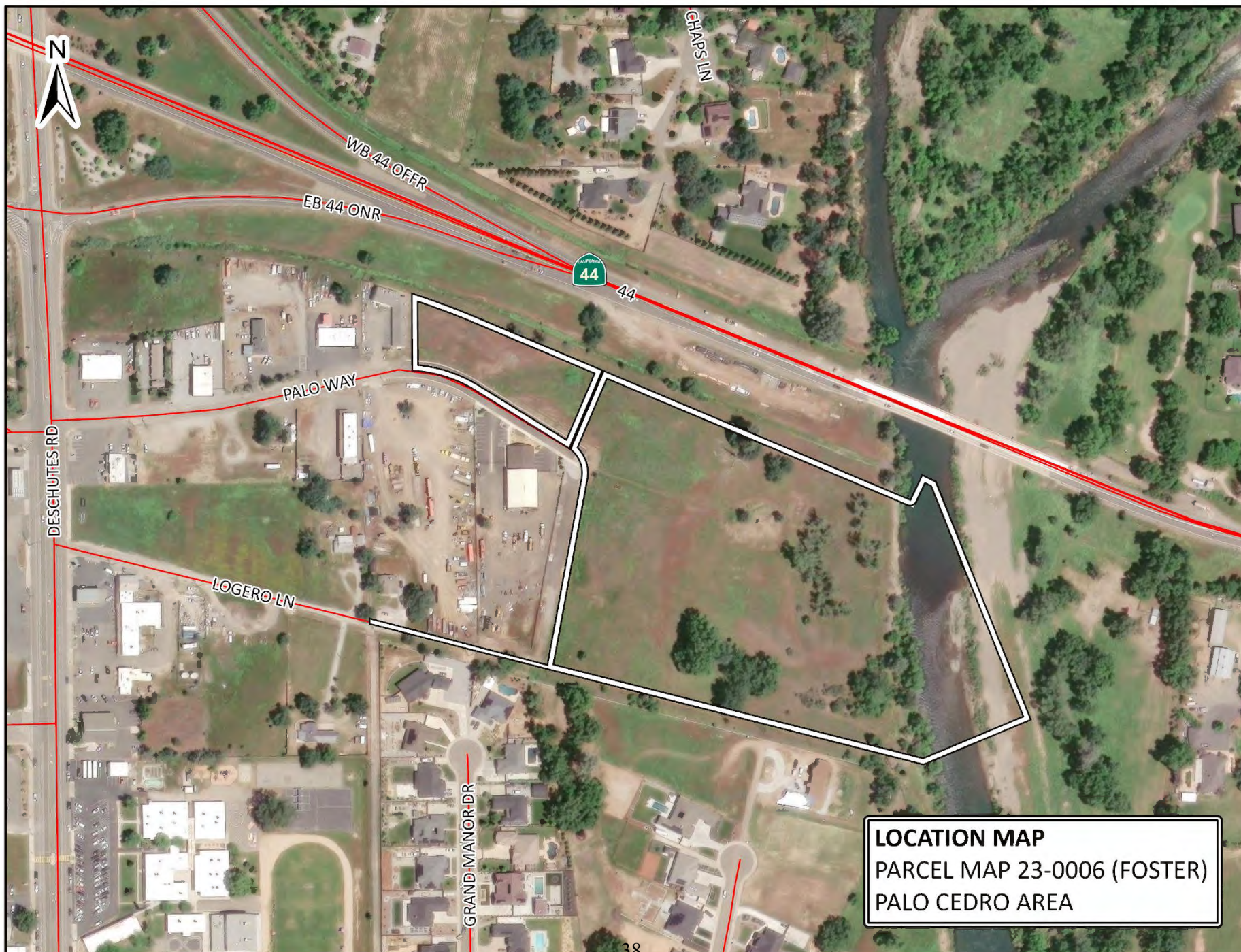
Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p>If oaks greater than five inches in diameter are proposed to be removed, the oak trees shall be replaced at a ratio of 2:1 in a suitable location elsewhere on or off site with monitoring of the survival of the plantings for a period of three years. In the event of mortality, the monitoring period shall be extended for additional periods of three years as needed to demonstrate survival of the number of plantings required to ensure replacement.</p> <p>The planting of oak trees for mitigation purposes shall be done in accordance with State Fire Code requirements so that they are not required to be removed for fire protection purposes in the future. A completed contract for planting and monitoring shall be presented prior to issuance of the building permit. A contract for planting and monitoring shall be executed by a qualified individual or company including a Registered Professional Forester, a landscaping contractor, certified horticulturalist, and/or certified arborist, may propose off-site mitigation, and shall be provided to the California Department of Fish and Wildlife for review and comment prior to execution.</p> <p>This requirement shall not prohibit the removal of oak trees as necessary to comply with defensible space requirements of the State Fire Code after the improvements are completed. However, no tree that has been identified as part of the mitigation requirements for the project, either on the final map or a planting plan, shall be removed in order to meet defensible space requirements or for any other purpose without further mitigation.</p>			
<p>IV.b.2. To mitigate adverse effects on birds and other nocturnal species, including aquatic species from artificial lighting the project shall incorporate limitations to outdoor lighting in the following manner:</p> <p>A. Lighting fixtures shall be shielded downward and installed in a manner that limits photo-pollution and light spillover onto adjacent wildlife habitat. This requirement is in addition to Shasta County Development Standards (SCC17.84.050) which require such measures be taken in regards to neighboring property boundaries. The applicant shall demonstrate that these</p>	<p>Prior to Issuance of Building Permits and Electrical Permits.</p>	<p>Planning Division/Building Division</p>	

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
requirements will be met as part of the application for building permits or electrical permits for exterior lighting.			
<p>IV.c.1. To mitigate adverse impacts to federally protected wetlands and sensitive species and habitat associated with the wetlands to a degree that would not be substantial. The following measures shall be taken:</p> <p>A. Prior to recordation, the final map shall show the location of the wetland features identified on site and demarcate a 50-foot buffer as a non-building/non-disturbance area so that direct impacts are avoided.</p> <p>B) As part of further mitigation to indirect impacts, prior to recordation, it shall be noted on the final parcel map that Low-Impact Development Best Management Practices (LID-BMPs) will be required on lots which contain wetland features or for lots where drainage conveyance would lead to an identified wetland. As part of the review for development permits and prior to issuance of grading or building permits on these lots, the applicant shall demonstrate how drainage on site will be using LID-BMPs. The LID portion of site development should include native species in the plan.</p> <p>C) Prior to issuance of grading and/or building permits for the subdivision and on any subsequent lot, the applicant shall demonstrate how disturbance or activity will be buffered and be kept physically separate from the wetland and the respective 50-foot non-disturbance areas both during construction and after establishing a use on the lot. The required buffering and physical separation of shall be located outside of the 50-foot non-building/non-disturbance area and must provide a feature which identifies and separates this area from the developable areas of the lot. This feature can consist of a concrete curb, suitable fencing, signage and vegetative barriers, etc.</p>	Prior to Recordation of the Parcel Map and Prior to Issuance of Building Permits	Planning Division	
<p>IV.d.1. To avoid impacts to nesting migratory birds and/or raptors protected under Fish and Game Code Section 3503 and 3503.3, the applicant shall ensure that either:</p> <p>A. Tree removal associated with improvements for the map or</p>	Prior to Tree Removal for Subdivision Improvements and Construction on the Parcels	Planning Division/Building Division	

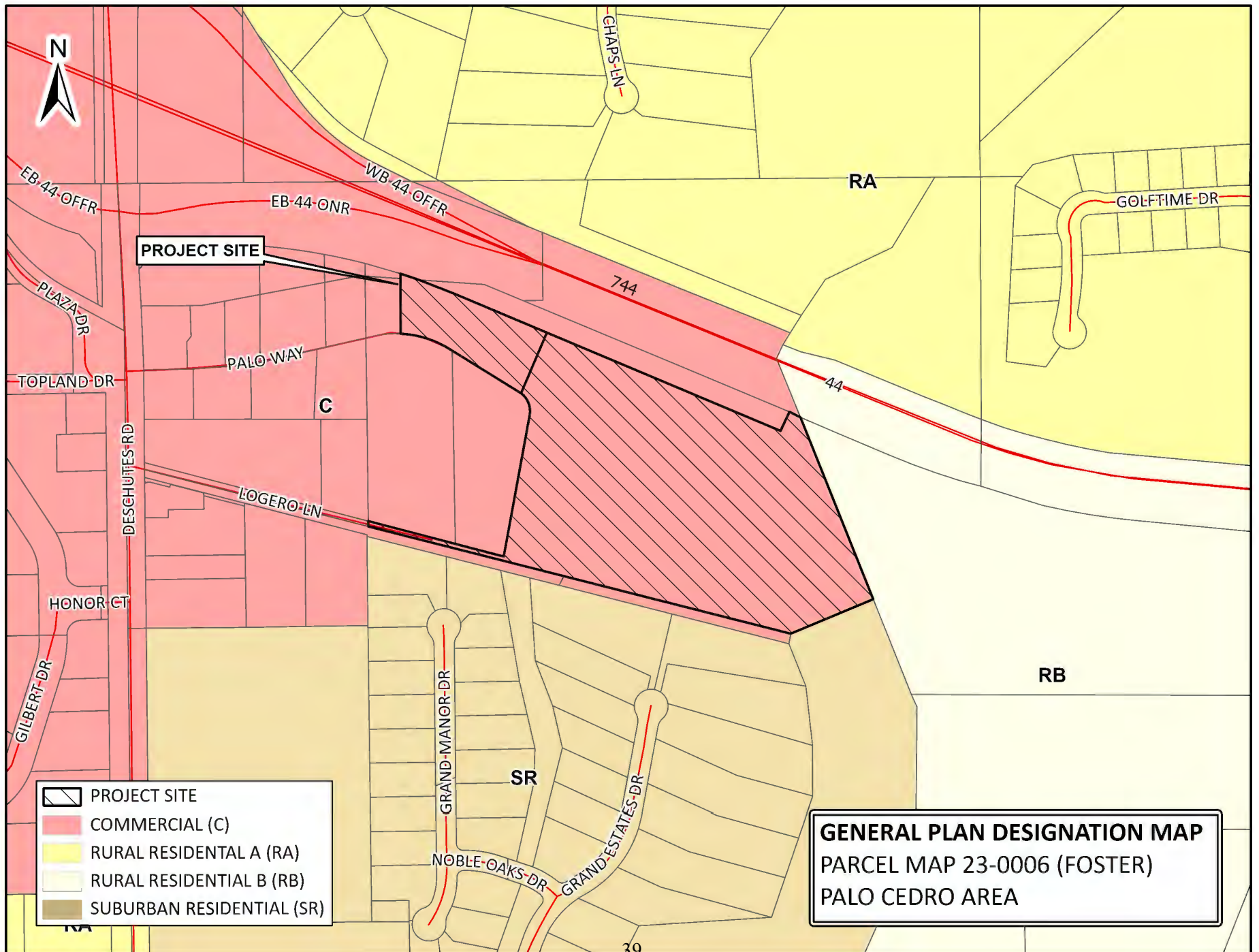
Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p>construction on the subsequent lots shall be conducted from September 1 through January 31, when birds are not nesting; or</p> <p>B. Conduct pre-construction surveys for nesting birds if tree removal is to take place during the nesting season (February 1 through August 31). These surveys shall be conducted by a qualified biologist no more than one week prior to tree removal during the nesting season. If an active nest more than half completed is located during the preconstruction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the California Department of Fish and Wildlife (CDFW). No tree removal shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of pre-construction surveys shall be sent to CDFW.</p>			
<b>XIX. UTILITIES AND SERVICE SYSTEMS</b>			
XIX.b.1) Prior to recordation of the Parcel Mmap, the applicant shall demonstrate that the condition of the Bella Vista Water District will serve letter has been met. The condition states that water service to the project is contingent upon a water supply agreement being provided that is acceptable to the District Board in order to address water supply in shortage years. Proof shall be provided to the Planning Division that this condition has been satisfied.	Prior to Recordation of the Parcel Map	Planning Division	













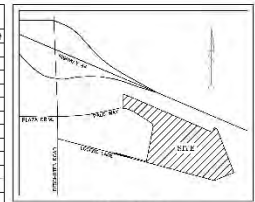


# PALO WAY COMMERCIAL - INDUSTRIAL PARK

STATE HIGHWAY 44  
(6.20-452.17)

PARCEL	TOTAL AREA (ACRES)	BUILDABLE AREA (ACRES)
1	0.55	0.55
2	0.75	0.75
3	0.50	0.50
4	0.50	0.50
5	0.50	0.50
6	1.29	0.97
7	5.13	0.41
8	0.78	0.78
9	0.83	0.63
10	1.21	1.21
11	1.53	1.51
A	0.50	0.50
TOTAL	14.18	9.11

NOTE: TOTAL ACRES IN PARCEL TABLE DOES NOT INCLUDE ROAD R/W



VICINITY MAP  
NO. 10 SCALE

DRAWN BY  
LARRY FOSTER  
415 TEANWOOD DRIVE  
REDDING, CA 96003

ENGINEER  
DUANE K. MILLER  
CIVIL ENGINEER, INC.  
PO BOX 1307  
ANDERSON, CA 96007

PROJECT ADDRESS  
VACANT PARCEL  
PALO CEDRO, CA 95073

WATER/SEWER  
BELLA VISTA WATER DISTRICT  
CSA #8 - PALO CEDRO

ELECTRICITY  
PG&E

TELEPHONE  
FRONTIER

LANDFILL USE  
VACANT

PROPOSED USE  
INDUSTRIAL

ADJ  
059-116-082 & 083

TOTAL AREA  
16.30 ACRES

EXISTING ZONING  
C-M-D - 16.30 ACRES

GENERAL PLAN  
C - COMMERCIAL



## TENTATIVE PARCEL MAP

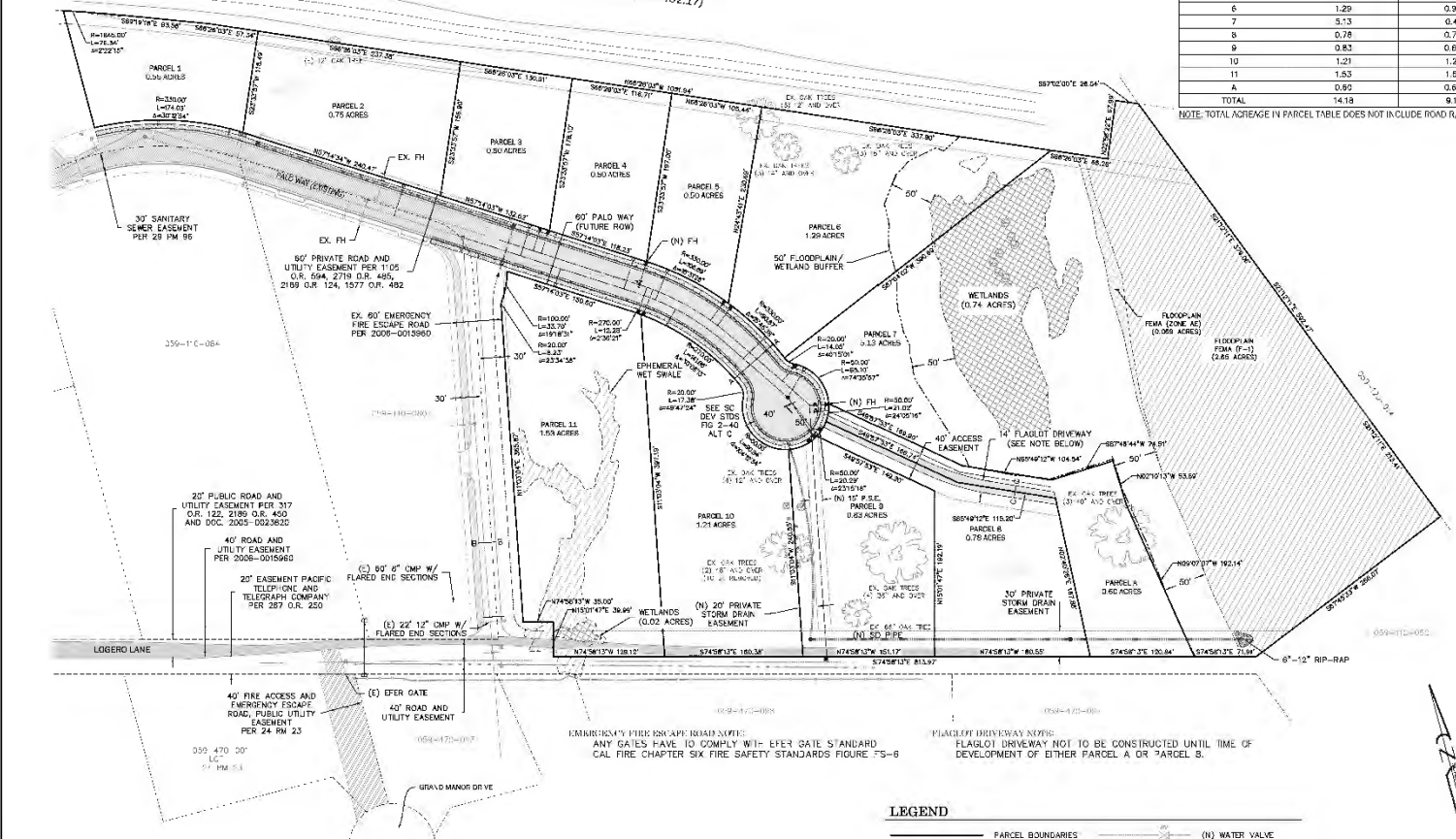
MAP NO. 23-0006 (FOSTER)  
PALO CEDRO AREA

## SITE PLAN - EXHIBIT A PARCEL MAP 23-0006 (FOSTER) PALO CEDRO AREA

FEBRUARY, 2004

1" = 60'

1" = 60' (Horizontal) 1" = 100' (Vertical)



### LEGEND

- PARCEL BOUNDARIES
- ADJACENT PARCELS
- (EX) SEWER LINE
- (EX) SSWH
- (EX) WATER LINE
- (EX) FIRE HYDRANT
- (N) SEWER LATERAL
- (N) WATER LINE
- FLOODPLAIN (FEMA F-1)
- FLOODPLAIN (FEMA A3)
- (N) WATER VALVE
- (N) WATER SERVICE
- (N) 12" CMP
- (N) DITCH FL
- (EX) HMA
- (N) HMA

TYPICAL SECTION A-A  
PALO WAY

SCALE = 1" = 10'

TYPICAL SECTION B-B  
EMERGENCY FIRE ESCAPE ROAD

SCALE = 1" = 10'

TYPICAL SECTION C-C  
FLAG LOT DW

SCALE = 1" = 10'