

ENVIRONMENTAL INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

Use Permit 23-0001
(Brink)

August 6, 2024

ENVIRONMENTAL INITIAL STUDY &
MITIGATED NEGATIVE DECLARATION
WITH
References and Documentation

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

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

- 1. Project Title:**
Use Permit 23-0001

- 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:**
The project site consists of two parcels totaling 2.72 acres located in the East Redding area at 9086 Abernathy Lane, Redding, CA 96003, at the northwest corner of Abernathy Lane and Tarmac Road approximately 0.5 miles south of the Viking Way and Abernathy Lane intersection (Assessor's Parcel Number's 109-370-001 & 109-370-002).

- 5. Applicant Name and Address:**
Kevin Brink
20501 Chipeta Way
Redding, CA 96003

- 6. Columbia Area Plan Land Use Designation:**
Service Commercial (S/C)

- 7. Zoning:**
Commercial-Light Industrial combined with Design Review (C-M-DR)

- 8. Description of Project:**
The request is a use permit for the construction, operation, and maintenance of a contractor's equipment storage yard in association with the southernmost of four proposed commercial-light industrial buildings. The remaining three buildings would be tenant occupied and limited to those uses allowed by-right in the Commercial-Light Industrial (C-M) zone district. Uses allowed by-right include wholesale and retail sales, light manufacturing activities, outdoor storage or sales, agricultural uses, caretaker's or night watchman's quarters, emergency shelters, etc. The buildings would be constructed with a 1,728-square-foot office space in front, a 4,380-square-foot warehouse space in the rear, and an attached 1,200-square-foot exterior awning at the rear of the building. Areas adjacent to the buildings not used for public parking, landscaping, and onsite wastewater treatment systems would be used for screened outdoor storage area surfaced with gravel. Equipment used in the contractor's type of business, including skid steers, skip loaders, mid-size dozers, mini to mid-size excavators, 500-gallon water pulls, and trailers, flatbeds and trucks of various sizes, would be stored in this area and it would also be available for the use of the other tenants. A property line adjustment to facilitate the development of onsite wastewater treatment systems has been approved and will be recorded prior to initiation of the uses permitted under the proposed use permit.

Development of the project would consist of grading for the building pads, parking area, on-site drainage, and road frontage improvements. Wheel loaders, excavators, concrete mixers, plate compactors, forklifts and air compressors and similar equipment could all be used to pour foundations, extend and install utilities, erect the metal buildings, and construct and/or install an onsite wastewater treatment system, the graveled outdoor storage area, an asphalt paved parking area, concrete walks, fencing, landscaping, and road frontage improvements over the course of

construction for the site.

9. Surrounding Land Uses and Setting:

Land uses adjacent to project site include a mix of developed industrial and non-conforming residential uses to the west and south and vacant residentially designated lands to the north and the east. Land uses in the vicinity include a similar mix developed industrial and non-conforming and conforming residential uses, including The City of Redding Solid Waste Utility Transfer Station to the northeast of project site. Lands south of the project site across Tarmac Road and the east across Abernathy Lane are located within the City of Redding. These areas are zoned primarily as Heavy Commercial (HC) to the south and Public Facilities (PF) to the east where the aforementioned transfer station is located. The terrain of the project site is relatively flat and consists of native grasslands and oak woodlands where it has not been disturbed by past development. Clover Creek flows seasonally along the northern property boundary of the project site. The southern parcel (Assessor's Parcel Number 109-370-002) is developed with a single-family residence and a large portion of the northern property (Assessor's Parcel Number 109-370-001) is graded and graveled. Several oak trees are also present on site.

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

Shasta County Fire Department
Shasta County Environmental Health Division
Shasta County Building Division
Shasta County Department of Public Works
City of Redding Department of Public Works
California Regional Water Quality Control Board

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 PRC §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 May 7, 2024, a certified tribal consultation letter was sent to the tribes and was received by the Wintu Tribe on May 15, 2024 and the Paskenta Tribe on May 13, 2024. As of July 17, 2024, neither of the tribes have responded nor requested formal consultation. Therefore, the requirements of AB52 have been met and no AB52 project consultation with the Wintu Tribe of Northern California and the Paskenta Band of Nomlaki Indians 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.

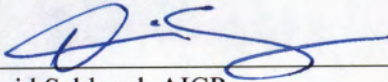
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

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.

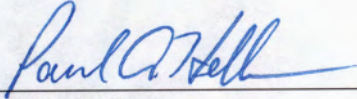
I find that although the proposed project could have a significant effect on the environment because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that 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

08/05/2024
Date



Paul A. Hellman
Director of Resource Management

8/6/24
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.

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

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

- a) Views of the project site are characterized by the adjacent mix of developed industrial and non-conforming residential uses to the west and south, vacant residentially designated lands to the north and the east, and further to the northeast, the City of Redding Solid Waste Utility Transfer Station. The proposed buildings and outdoor storage areas would not significantly obstruct any view from public vantage points in the vicinity of the project site, including Abernathy Lane and Tarmac Road which front the properties. There is no view of the project site which includes a unique or aesthetically significant scenic vista. Thus, the project would not result in a substantial adverse effect on a scenic vista.
- b) California State Highway 44 is located approximately 0.19 miles to the south of the project site. Existing development and existing oak woodland vegetation lying between the project site and Highway 44 would screen views of the project from the highway, This portion of Highway 44 is designated by the Shasta County General Plan as an eligible scenic highway where natural and manmade features contrast but it is not currently a designated scenic highway. Therefore, the project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway or for that matter one that is eligible for scenic designation.
- c) The project would not substantially degrade the existing visual character or quality of the site and its surroundings. The project site is in the Commercial-Light Industrial combined with Design Review (C-M-DR) zone district and has a Columbia Community Plan land use designation of Service Commercial (S/C). Adjacent properties to the west are in the same zone district and have the same Columbia Area Plan land use designation while properties to the north are located in the Interim Rural Residential (I-R) zone district and are designated by the Columbia Area Plan as Urban Residential – 12 dwelling units per acre (UR(12)). Adjacent lands are developed with residential uses, a paving and grading contractor’s yard, and several storage facilities. The DR overlay zone district requires additional site development standards intended to improve scenic quality such as landscaping along public rights-of-way, architectural variation in building facades, and an overall design theme reflecting an architectural style. Through implementation of the DR site development standards and based on the surrounding development, the project would not conflict with any regulations governing scenic quality and would not substantially degrade the visual character or quality of public views of the site and its surroundings.
- 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. Existing development in the vicinity can be characterized as urbanized. Existing lighting on developed lands include lighting on the exterior of building such as at man doors and to illuminate parking areas and for security lighting. The proposed contractor’s equipment storage yard and other commercial-light industrial uses include activities that have need of similar outdoor illumination. Both Abernathy Lane and Tarmac Road are lit with streetlights. Shasta County Code section 17.84.050 requires that all lighting, exterior and interior, shall be confined to the premises, shall not shine upon or illuminate directly on any surface other than the area required to be lighted and that light shall not constitute a hazard to vehicular traffic either on private property or abutting streets. In addition to on-site exterior lighting that would be proposed, streetlights are included as one of several street and utility improvements required by the City of Redding along Tarmac Road. Because outdoor lighting similar to

that proposed by the project and streetlights exist in the vicinity, the lighting improvements proposed for the project would not be considered a new source of substantial light or glare. Through adherence of Shasta County Code regarding lighting, the new lighting sources proposed for the development are not considered to be new sources of substantial light or glare which would adversely affect day or nighttime views in the area.

Mitigation/Monitoring: None proposed.

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

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

- a) The subject property is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the map titled Shasta County Important Farmland 2016.
- b) Neither this property nor the surrounding properties are zoned for agricultural use nor are they in a Williamson Act Contract.
- c) The project site is not forest land, timberland or zoned Timberland Production. Therefore, the project would not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)).
- d) The project 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 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. The site is not located in an area of significant agricultural soils and has not been historically used as farmland.

Mitigation/Monitoring: None proposed.

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

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

- a-b) The project would not conflict with or obstruct implementation of the 2021 Attainment Plan for Northern Sacramento Valley Air Basin as adopted by Shasta County Air Quality Management District, or any other applicable air quality plan. The project would be subject to standard conditions governing air quality and would not violate any air quality standards. The project would not contribute substantially to an existing or projected air quality violation. There is no existing air quality violation and there is not a projected violation as a result of the proposed project.

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 associated with making probable improvements would generate air contaminants, including oxides of nitrogen (NOx), reactive organic gases (ROG), carbon dioxide (CO2) and particulate matter (PM10), in the form of engine exhaust and fugitive dust. However, the emissions emitted during construction would be limited and temporary.

The majority of operational emissions would be associated with vehicle trips to and from the project site. The project has the potential to employ up to 51 full-time on-site employees and a total of 55 employees visiting the site at any given time. The contractor's equipment storage yard would include up to 5 employees of the 55 total employees, who do not remain on-site full-time and would involve an additional 1-2 weekly truck trips primarily accessing materials and equipment for off-site delivery and work. On this basis the project is expected to generate up to 110 vehicle trips per day. The remaining three buildings would allow for permitted commercial-light industrial uses. Such uses range from light manufacturing which would include employee trips to retail and wholesale sales uses that could attract numerous customer vehicle trips. Office space for all four buildings would total 5,346 square feet and the warehousing area would total 17,520 square feet. Generally, uses consistent with these occupancies would attract fewer customers than general retail uses and would likely be uses with no commercial retail component at all. Nevertheless, if commercial uses were to be established as a permitted use in the zone district, the total projected vehicular trips would be based on the square footages proposed to be converted from office or warehouse to commercial wholesale or retail sales. The project

would require a minimum of 42 required parking spaces based on the proposed use and square footage of the buildings. The applicant proposed to provide a total of 55 spaces. However, only a portion of them would be accessible by customers or the general public as 19 spaces would be located behind secure fencing and uses for the warehousing or other light industrial uses. Of the remaining 36 spaces in areas open to the public, 11 spaces are devoted to the contractor’s equipment storage yard use in the southernmost building. The remaining 25 spaces can be expected to be associated with either 25 employee vehicle trips or customer vehicle trips which could vary based on the business proposed in each building. The design of the parking area would be a limiting factor if the use of these buildings is retail or wholesale in the future. The 110 vehicle trips per day that are estimated as having potential to be generated by the project would not cause a cumulatively considerable net increase of substantial criteria pollutant because the area is urbanized and some of these vehicle trips would be pass-by trips. Additionally, the project region is not in non-attainment for criteria pollutants under applicable Federal or State ambient air quality standards.

In addition, the Shasta County General Plan requires Standard Mitigation Measures (SMMs) and Best Available Mitigation Measures (BAMMs) on all discretionary land use applications as recommended by the Shasta County Air Quality Management District (AQMD) in order to mitigate both direct and indirect emissions of non-attainment pollutants. The AQMD has reviewed the project and provided only one comment which was that paving the site to reduce dust generation should be considered. The project proposal includes a significant amount of paved area with the remaining area being proposed to be graveled. The graveled area is not a high traffic area and would have limited traffic as they would involve storage of materials, vehicles or equipment. In addition, through adherence of the County’s BAMMs, as required by the conditions of approval for the project, dust would be maintained in such a manner that it would not become a nuisance. The project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard and would not conflict with or obstruct implementation of the NSVPA Air Quality Attainment Plan (2021) as adopted by Shasta County, or any other applicable air quality plan.

- c-d) The nearest sensitive receptors would be the residences located to the west of the project site. Equipment used to construct the proposed improvements would produce emissions that some may find objectionable. However, the emissions emitted during construction would be limited and temporary and not likely be noticeable beyond the project boundaries. Potential impacts from exhaust odor during construction and from delivery trucks would depend on the degree of transport, relative concentration upon arrival at the receiving property, and/or sensitivity of the receiving party. Mobile equipment operators and truck drivers would be subject to AQMD and State diesel idling rules which minimizes the length of time that a diesel engine can remain idle and be subject to all engine emissions regulations and standards. Substantial pollutant concentrations are not anticipated due to the limited scope and duration of construction. Exposure of sensitive receptors to substantial pollutant concentrations and other emissions (such as those leading to odors) adversely affecting a substantial number of people would be less-than-significant.

Mitigation/Monitoring: None proposed.

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

IV. <u>BIOLOGICAL RESOURCES:</u> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
native wildlife nursery sites?				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community, Conservation Plan, or other approved local, regional, or State habitat conservation plan?				✓

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

- a) No 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 the U.S. Fish and Wildlife Service have been identified on the project site or in the project area. There is little natural habitat uninfluenced by human activity left on the site and no known occurrences of endangered species. The project will not 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-c) Clover Creek flows seasonally along the northern boundary of the project site. The project site lies near the headwaters of Clover Creek which, in this area, can be described as urban runoff with little to no riparian habitat along the Creek. There are no vernal pools or wetlands identified on the subject property based on the Vernal Pools, Wetlands, and Waterways Map of Shasta County prepared by the Geographic Information Center, California State University, Chico, on August 24, 1996. The north bank of the creek has been cleared of vegetation including any woody debris or other woody and vascular riparian plants having been removed from the channel. The vegetation on the south bank includes annual grasses and forbs with various deciduous tree saplings and a single blue oak tree twelve inches in diameter. The area south of the bank has also been previously disturbed by human activity. The *Stream Buffer Setback Considerations*, letter dated December 8, 2023 and provided by Wildland Resource Managers concludes that there is no presence on the project site of riparian habitat. Nonetheless, the project proposes a 30-foot non-buildable/non-disturbance area buffer from Clover Creek to protect water quality and reduce the risk of soil erosion. The project also proposes to utilize a Low Impact Development (LID) strategy of two vegetated stormwater bioswales and retention basins on the south side of the property as well as the north side adjacent to Clover Creek. These features would allow the project to manage stormwater and mitigate flooding and the outflow of pollutants. Because there is no riparian habitat present and there is no other sensitive community identified in local or regional plans, policies located on the project site, there would be no substantial adverse effect on any such sensitive natural communities directly near the project site. The project does not propose any activity that would result in a substantial adverse effect on state or federally protected wetlands through direct removal, filling, hydrological interruption, or other means.
- d) The project site is currently developed with a single-family residence an accessory building and some graded and graveled areas on the northern lot. The site is predominantly free of vegetation. However, several oak trees are scattered throughout the project site and could be suitable habitat for nesting migratory birds and/or raptors protected under federal Migratory Bird Treaty Act and California Fish and Game Code Section 3503 and Section 3503.5. These laws protect migratory birds and/or raptors including their nests and eggs. The removal of these trees could impact nesting birds and raptors. Therefore, Mitigation Measure IV.a.1 is proposed to ensure that trees are either removed outside of the bird nesting season (February 1 through August 31), or requiring that a nesting bird survey would be required prior to removal of vegetation or any ground disturbance.

Fencing is required on the project site both for security purposes and compliance with development standards of the C-M zone district which requires outdoor storage to be completely enclosed by a solid wall or fence not less than six feet in height. The required fencing could limit wildlife movement through the property once it is in place. The project site is not located in area identified as a significant terrestrial wildlife corridor. The project site is in an area that is not particularly attractive for wildlife movement as it is surrounded by urbanized lands in the vicinity and boxed in by the highway and arterial roads to the north, east, and west (Old Alturas Road, Old Oregon Trail, and Shasta View Drive, respectively).. While the project site does not provide significant opportunities for wildlife movement and no special status species are known or have been identified as utilizing the property, there are undeveloped lands to the east and north of the highway that may be occupied or attractive to wildlife. A use

permit condition of approval to address inadvertent wildlife entrapment will be recommended.

With the proposed mitigation incorporated, the project would not 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. There are no local ordinances or tree preservation policies that the project would conflict with. The project site is not located within an Oak Woodland. However, there are a few mature Oaks present on the project site. Shasta County Board of Supervisors - Resolution No. 95-157 provides guidance regarding use and protection of oak trees on a voluntary basis.
- f) There are no adopted Habitat Conservation Plan, Natural Community, Conservation Plan, or other approved local, regional, or State habitat conservation plans for the project site or project area.

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

IV.d.1) The project proponent shall implement the following mitigation measures to avoid significant impacts to nesting birds and/or raptors protected under California Fish and Game Code sections 3503 and 3503.5:

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

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

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

- a-b) The project site has been substantially disturbed by past human activity including residential development, tilling and grading of soils and residential accessory buildings. There are no evident above surface historical or cultural resources present within the project site. The project would not cause a substantial adverse change in the significance of a historical resource or archeological 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.

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. The Wintu Tribe and the Paskenta Tribe have requested notification of proposed projects located within their geographic area of traditional and cultural affiliation in accordance with Public Resources Code section 21080.3(b), also

known as AB52. The project is located within the geographic area of traditional and cultural affiliation of both tribes. The Department of Resource Management sent certified tribal consultation letters to each tribe May 7, 2024. The letter was received by the Wintu Tribe on May 15, 2024 and the Paskenta Tribe on May 13, 2024. As of July 17, 2024, neither of the tribes have responded nor requested formal consultation and no other information was provided to indicate that any archaeological resources are present on site.

As noted above, 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. Nonetheless, a condition of project approval will require that if, in the course of development, any archaeological, historical, or paleontological resources are uncovered, discovered or otherwise detected or observed, development activities in the affected area shall cease and a qualified archaeologist shall be contacted to review the site and advise the County of the site's significance. If the findings are deemed significant by the Environmental Review Officer, appropriate mitigation shall be required

Mitigation/Monitoring: None proposed.

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

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

- a) The project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. During construction there would be a temporary consumption of energy resources required for the movement of equipment and materials and to power construction tools. Compliance with local, State, and federal regulations (e.g., limit engine idling times, requirement for the recycling of construction debris, etc.) would reduce and/or minimize short-term energy demand during the project’s construction to the extent feasible, and project construction would not result in a wasteful or inefficient use of energy. During operation of the completed project, there are no unusual project characteristics or processes that would require the use of equipment that would be more energy intensive than is used for comparable projects, or the use of equipment that would not conform to current emissions standards and related fuel efficiencies.
- b) The project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. State and local agencies regulate the use and consumption of energy through various methods and programs. As a result of the passage of Assembly Bill 32 (AB 32) (the California Global Warming Solutions Act of 2006) which seeks to reduce the effects of Greenhouse Gas (GHG) Emissions, a majority of the state regulations are intended to reduce energy use and GHG emissions. At the local level, the County’s Building Division enforces the applicable requirements of the Energy Efficiency Standards and Green Building Standards in Title 24.

Mitigation/Monitoring: None proposed.

VII. GEOLOGY AND SOILS – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> i) Rupture of a known earthquake, fault, as delineated on 			✓	

<u>VII. GEOLOGY AND SOILS</u> – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publications 42.				
ii) Strong seismic ground shaking?				
iii) Seismic-related ground failure, including liquefaction?				
iv) Landslides?				
b) Result in substantial soil erosion or the loss of topsoil?			✓	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?				✓
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?				✓
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?				✓
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓

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

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

i) Rupture of a known earthquake fault;

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

ii) Strong seismic ground shaking;

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

iii) Seismic-related ground failure, including liquefaction;

The project site is located in the South Central Region (SCR), which is identified as an area of potential liquefaction in Section 5.1 of the Shasta County General Plan. The currently adopted 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.

There is no evidence of landslides on the subject property or the surrounding area. The project site is flat and is not located at the top or toe of any significant slope.

- b) The project would not result in substantial soil erosion or the loss of topsoil. The Soil Survey of Shasta County, completed by the United States Department of Agriculture, Soil Conservation Service and Forest Service in August, 1974, identified the soils on the project site as Red Bluff loam, 0 to 3% slopes, and Redding-Red Bluff gravelly loam, 0 to 3% slopes with a hazard of erosion ranging from none to moderate.

A grading permit is required prior to any grading activities. The grading permit includes requirements for erosion and sediment control, including retention of topsoil. A grading permit has been applied for to account for erosion control of the existing site and grading plans will be required to be reviewed for building pads for subsequent grading activity related to the construction of the shop building, the office building and other improvements.

- c) The project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.

The topography of the site is predominantly level, with very gradual slopes across the property. The threat of landslides, lateral spreading, subsidence, liquefaction, or collapse is insignificant as the geology of the area demonstrates great stability. Based on records of construction in the area, and the soils data for the site, there is no evidence to support a conclusion that the project is on a geologic unit or soil that is unstable.

- d) The project would not be located on expansive soil creating substantial direct or indirect risks to life or property. All soil classifications found on the project site have a very low shrink-swell potential per the “Soil Survey of Shasta County” and are not described as expansive.
- e) The project does not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. The proposed warehouse/office buildings would have restrooms and require compliance with all OWTS standards and required permitting requirements (i.e., permit to install or permit waiver) from the Shasta County Environmental Health Division (EHD).
- f) Upon review of the Minerals Element of the General Plan, there is no evidence to suggest that the project would directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. There are no known unique paleontological resources or sites or unique geologic features in the project vicinity.

Mitigation/Monitoring: None proposed.

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

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

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

California Senate Bill 97 established that an individual project's effect on GHG emission levels and global warming must be assessed under CEQA. SB 97 further directed that the State Office of Planning and Research (OPR) develop guidelines for the assessment of a project's GHG emissions. Those guidelines for GHG emissions were subsequently included as amendments to the CEQA Guidelines. The guidelines did not establish thresholds of significance and there are currently no state, regional, county, or city guidelines or thresholds with which to direct project-level CEQA review. As a result, Shasta County reserves the right to use a qualitative and/or quantitative threshold of significance until a specific quantitative threshold is adopted by the state or regional air district.

The City of Redding currently utilizes a quantitative non-zero project-specific threshold based on a methodology recommended by the California Air Pollution Officers Association (CAPCOA) and accepted by the California Air Resources Board. According to CAPCOA's Threshold 2.3, CARB Reporting Threshold, 10,000 metric tons of carbon-dioxide equivalents per year (mtCO2eq/yr) is recommended as a quantitative non-zero threshold. This threshold would be the operational equivalent of 550 dwelling units, 400,000 square feet of office use, 120,000 square feet of retail, or 70,000 square feet of supermarket use. This approach is estimated to capture over half the future residential and commercial development projects in the State of California and is designed to support the goals of AB 32 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 (CO2): Emitted primarily through the burning of fossil fuels. Other sources include the burning of solid waste and wood and/or wood products and cement manufacturing.
- Methane (CH4): Emissions occur during the production and transport of fuels, such as coal and natural gas. Additional emissions are generated by livestock and agricultural land uses, as well as the decomposition of solid waste.
- Nitrous Oxide (N2O): The principal emitters include agricultural and industrial land uses and fossil fuel and waste combustion.
- Fluorinated Gases: These can be emitted during some industrial activities. Also, many of these gases are substitutes for ozone-depleting substances, such as CFC's, which have been used historically as refrigerants. Collectively, these gases are often referred to as "high global-warming potential" gases.

The primary generators of GHG emissions in the United States are electricity generation and transportation. The EPA estimates that nearly 85 percent of the nation's GHG emissions are comprised of carbon dioxide (CO2). The majority of CO2 is generated by petroleum consumption associated with transportation and coal consumption associated with electricity generation. The remaining emissions are predominately the result of natural-gas consumption associated with a variety of uses.

The project includes an amount of office space that would be significantly less than the quantitative non-zero project threshold described above. The scope of the proposed improvements and required development standards for the project are relatively limited and will not involve extensive ground disturbance, a significant number of equipment hours to complete, nor generate significant traffic volumes during construction. Post construction operation of the site are not expected to generate significant GHG emissions based on the scale of the operations and potential number of employees (up to 69). Therefore, this project is not expected to be a significant source of construction nor ongoing GHG emissions.

Mitigation/Monitoring: None proposed.

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

IX. HAZARDS AND HAZARDOUS MATERIALS: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?			✓	

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

- a-b) Contractor businesses and other some commercial-light industrial uses routinely transport, use, and dispose of hazardous materials in the course of conducting business. Such materials include fuels, oils, solvents, fertilizers, etc. Based on the scale of the proposed contractor’s yard and number of employees, the operator is not expected to handle significant quantities of hazardous materials at the southernmost building. In addition, the three other buildings that are subject to permitted uses in the C-M zone district are limited in size and capacity in a similar way as the contractor’s yard building. These future businesses may have the potential to exceed hazardous materials quantities which require a Hazardous Materials Business Plan. However, potentially noxious uses such as auto repair shops, meat processing facilities, light fabrication shops, commercial laundries, etc., which could potentially create a significant hazard to the public or environment, are those that would require discretionary approval via a use permit with an additional environmental initial study being required. If hazardous materials are to be handled in reportable quantities (55 gallons (liquids), 500 pounds (solids), or 200 cubic feet for a compressed gas), the applicant is required by law to have a Hazardous Materials Business Plan in place prior handling hazardous materials at the site. Because quantities would be limited and any handling of Hazardous Materials in reportable quantities would require a Hazardous Materials Business Plan the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials nor create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The project site is not located within one-quarter mile of an existing or proposed school.
- d) The project is not located on a site which is included on a list of hazardous materials sites compiled by the California Department of Toxic Substances Control pursuant to Government Code Section 65962.5.
- e) The project site would not result in a safety hazard or excessive noise for people residing or working in the project area within 2 miles of public airport or public use airport or within an airport land use plan area. The project site is not located within an airport land use plan area or within 2-miles of an airport.
- f) A review of the project and the Shasta County 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 Shasta County Fire Department has indicated that the project is located in an area designated as “Non-Wildland/Non-Urban” fire hazard severity zone. All driveways and buildings for the proposed project would be required to be constructed in accordance with the Shasta County Fire Safety Standards. These standards require, the clearing of combustible vegetation around all structures for a distance of not less than 30 feet on each side or to the property line. The California Public Resources Code Section 4291 includes a “Defensible Space” requirement of clearing 100 feet around all buildings or to the property line, whichever is less. The project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.

Mitigation/Monitoring: None proposed.

X. HYDROLOGY AND WATER QUALITY: 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				✓

X. <u>HYDROLOGY AND WATER QUALITY</u>: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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, the Post Construction Worksheet prepared by Duane Miller of DKM Engineering, January 3, 2023, and 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. 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. In addition, the project will disturb more than an acre of land. Therefore, the applicant will also be required to prepare a Storm Water Pollution Prevention Plan (SWPP) and obtain a General Construction Storm Water Permit (SWP) from the State of California Regional Water Quality Control Board. The SWPP and SWP would include specific erosion control measures and monitoring requirements. The project design incorporates vegetative swales for stormwater capture on-site to reduce erosion and runoff from surface water from the site. Through adherence to construction standards, including erosion and sediment control measures, water quality and waste discharge standards will not be violated and the project will not substantially degrade surface or ground water quality.
- b) The project proposes to utilize water provided by the City of Redding by making utility improvements and connecting to existing water lines in the adjacent public right-of-way. The City of Redding has stated that they have adequate capacity to serve the project water. 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.
- c) The project would not substantially alter the existing drainage pattern of the site or area in a manner which would (i) result in substantial erosion or siltation on- or off-site; (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or (iv) impede or redirect flows.

The drainage pattern will be altered slightly due to additional impervious surface area being added to a majority of the lot. The project is designed to account for increased surface runoff due to the additional impervious surface by including two on-site storm water bio-retention basins at the northwest and southeast corners of the project site to reduce the rate of flow to a pre-project level. Other runoff, where no new impervious surface will be added, will sheet flow into proposed drainage channels on the site. This will preserve and manage the existing drainage pattern from on-site to off-site. Any redirected flows off-site would be managed by improvements to Tarmac Road including curb, gutter and sidewalk and would be improved to the City of Redding’s standards for stormwater management. The on-site stormwater bio-retention basins are an approach to stormwater management that is consistent with principles of low impact development.

- d) The project is not in a flood hazard, tsunami, or seiche zone.
- e) Through adherence to construction standards, and the provisions of the required grading permit, including erosion and sediment control measures, the project would not conflict with or obstruct implementation of a water quality control plan or sustainable management plan.

Mitigation/Monitoring: None proposed.

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

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

- a) The project would not physically divide an established community. The project does not include the creation of any road, ditch, wall, or other feature which would physically divide an established community.
- b) The project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The project is consistent with the C-M-DR zone district of the project site. The project site has Columbia Area Plan land use designation of Service Commercial (S/C). The project is consistent with land uses permitted within the C-M zone district and the S/C land use designation. The DR overlay zone district is applied to protect areas having unique environmental, physical, historical, or scenic features. The DR overlay zone protects the scenery of the general area by requiring, higher standards in building façade design, lighting, signage, other architectural advertising as well additional landscaping and trees in areas visible from the public right-of-way. The proposed project would be subject to the provisions of the DR overlay zone district as part of the building permit review. Based on the implementation of the DR zone district and the location of project, the project does not appear to cause a significant environmental impact due to a conflict with any land use plan, policy regulation.

Mitigation/Monitoring: None proposed.

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

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

- a) There are no known mineral resources of regional value located on or near the project site. The project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State.
- b) The project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. The project site is not identified in the General Plan Minerals Element as containing a locally-important mineral resource. There is no other land use plan which addresses minerals.

Mitigation/Monitoring: None proposed.

XIII. NOISE – Would the project result in:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact

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

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

- a) The project would not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies.

The General Plan Noise Standard is 55 hourly L_{eq} daytime, and 50 hourly L_{eq} nighttime. The nearest noise sensitive uses are single-family residences west of the project site. The nearest non-conforming single-family residence lies approximately 42 feet west of the project boundary.

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

Long term operations at the site would result in both permanent and periodic increases in the ambient noise level. Operational noise sources would include vehicular traffic throughout the site, moving, placement, loading and unloading of materials and equipment in the outdoor storage area, periodic use of maintenance tools within the shop building, use of building maintenance systems such as air conditioning systems, and human speech and other general activities associated with the use of the building and outdoor areas.

The applicant proposes to use heavy duty vehicles intended to transport large equipment for off-site use. The loudest component of these vehicles would be the required backup warning alarms. Backup warning alarms have to be louder than the engine of the vehicles and equipment utilized on the project site. 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.

Assuming a noise level of 90 decibels at one meter away from a diesel engine it is likely that noise levels from the backup warning alarms and engines of heavy equipment and trucks could exceed 55db daytime levels from instantaneous and continuous noise. The use would not operate during the nighttime hours. It should be noted that the General Plan Noise Standard (55 dB daytime and 50dB nighttime hourly L_{eq}) are factored as an weighted hourly average. The decibel level for the nearest residences to the west based on expected for the loudest equipment on site at 90 decibels would be roughly 65 decibels at the nearest residence. However, sounding of back-up alarms and diesel engines starting would be intermittent and would not operate for lengthy and/or frequent periods of time during the course of an hour. Nor would these types of operations occur every day. The contractor's yard at the southernmost building operates as a storage facility for construction equipment that would only be present in between jobs. Because construction activity would take place elsewhere and can typically last anywhere from a few days to a few weeks, the frequency in which noise from diesel engines and backup warning alarms would less-than-significant.

The project is located in the vicinity of other light-industrial uses including the Redding Transfer Station. Noise sensitive uses in this area are exposed to ambient noise levels that are generally equal to the proposed intermittent noise sources introduced by the project. Therefore, the project is not expected to create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

- b) The type of equipment necessary for a construction project of this scope is not expected to generate excessive groundborne vibration or groundborne noise that would result in significant exposure to persons in the vicinity. Construction would involve grading to level the site and construct building pads, some drilling, digging and trenching for utilities and building footprints, paving and landscaping installation. None of these activities require a significant amount of time generating groundborne vibration or noise.

The uses permitted in the C-M zone district would further restrict future tenants in the office and warehouse buildings from uses that could generate groundborne vibration or noise without first obtaining a use permit. Therefore, the project would not result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.

- c) The project site would not expose people residing or working in an area located within the vicinity of a private airstrip or an airport land use plan and is not located within two miles of a public airport to excessive noise levels. The project is not located in the vicinity of a private airstrip, airport land use plan or within two miles of a public airport or public use airport.

Mitigation/Monitoring: None proposed.

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

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

- a) The project would not induce substantial unplanned population growth in an area, either directly or indirectly. The project has the potential to employ up to 55 employees. The project would not induce substantial employment growth as it would likely draw from the local labor pool. No new residences are planned as part of the project and the project does not include the extension of any permanent roads. Because it is not a substantial number of employee capacity and no new residences or permanent roads are proposed, the project is not expected to induce substantial growth in the area.
- b) The project would involve the demolition of an existing single-family residence. This would not necessitate the construction of replacement housing elsewhere. One single-family home is not a substantial number of existing people or housing and is considered to be less-than-significant.

Mitigation/Monitoring: None proposed.

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

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

The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for:

Fire Protection:

The project site is primarily in an area designed as “Non-Wildland/Non-Urban.” All improvements will be required to be constructed in accordance with the Shasta County Fire Safety Standards. Additionally, the project will require fire flow to be met and fire hydrants be installed per the Shasta County Fire Safety Standards. However, no significant additional level of fire protection is necessary.

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 not result in additional residences or uses that would significantly increase the need of police protection and the project would not warrant any additional Sheriff’s deputies.

Schools:

Potential impacts to schools will be mitigated through the payment of applicable development school fees prior to the issuance of a Certificate of Occupancy.

Parks:

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

Other public facilities:

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

Mitigation/Monitoring: None proposed.

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

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

- a) The project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The County does not have a neighborhood or regional parks system or other recreational facilities.
- b) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Mitigation/Monitoring: None proposed.

<u>XVII. TRANSPORTATION:</u> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			✓	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				✓
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓
d) Result in inadequate emergency access?				✓

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

- a) The project would not conflict with a program, ordinance or policy establishing measures of effectiveness for the performance of addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. The project will result in the construction of four office/warehouse buildings, which would be expected to generate approximately 110 vehicle trips per day based on the potential number of employees, the operational plan for the contractor’s equipment storage yard, and parking area design. The Department of Public Works has indicated that this would not be a significant increase in traffic. The project would not generate enough traffic to significantly reduce the volume-to-capacity ratio of adjacent roadways to a reduced level of service. The project would not conflict with the Shasta County General Plan Circulation Element policies for transit and pedestrian bicycle modes, the 1998 Shasta County Bikeway Plan, and with the Regional Transportation Plan.

Senate Bill (SB) 743 established a change in the metric to be applied in determining transportation impacts associated with development projects. Rather than the delay-based criteria associated with a Level of Service (LOS) analysis, the change in vehicle miles traveled (VMT) as a result of a project is now the basis for determining CEQA impacts with respect to transportation and traffic. As of the date of this analysis, the County of Shasta has not yet adopted thresholds of significance related to VMT. As a result, the project-related VMT impacts were assessed based on guidance provided by the California Governor’s Office of Planning and Research (OPR) in the publication Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory, 2018.

Pursuant to the Governor’s Office of Planning and Research’s December 2018 Technical Advisory on Evaluating Transportation Impacts in CEQA, this project would be considered a small project, generating 110 trips per day or less, and is assumed to cause less-than-significant transportation impact. The recommended conditions of approval would require that the project not be occupied with uses that would cause an exceedance of 110 vehicle trips per day as determined in accordance with the Institute of Transportation Engineers (ITE) Trip Generation Manual, including any site specific analytical methodology that may apply. If uses are proposed that would cause an exceedance, amendment of the use permit would be necessary and any potential impacts of exceeding 110 vehicle trips per day would be evaluated in accordance with that proposal. There is no County congestion management agency, and no level-of-service established by such an agency.

- b) The project would not exceed, either individually or cumulatively, a level-of-service standard established by the County congestion management agency for designated roads or highways. There is no County congestion management agency, and no level-of-service established by such an agency.
- c) The project would not substantially increase hazards due to a geometric design feature or incompatible uses. The project does not propose any new roads and the proposed encroachments would need to be wide enough to City of Redding Department of Public Works design standards. The project proponent would be required to apply for an encroachment permit, submit all required drawings and specifications, and notify the County and City of completion of all work authorized by the encroachment permit for final approval and acceptance of the work from the Department of Public Works. Driveways shall be located such that they provide suitable sight distance in each direction at the adjoining City road. The City may reserve the right to require the trimming or removal of dirt embankments, trees, vegetation or other obstructions as required to achieve suitable sight distance.
- d) The project would not result in inadequate emergency access. The project has been reviewed by the Shasta County Fire Department which has determined that there is adequate emergency access.

Mitigation/Monitoring: None proposed.

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

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

- a) The Wintu Tribe and the Paskenta Tribe have requested notification of proposed projects located within their geographic area of traditional and cultural affiliation in accordance with Public Resources Code section 21080.3(b), also known as AB52. The project is located within the geographic area of traditional and cultural affiliation of these tribes. On June 7, 2024, a certified tribal consultation letter was sent to the tribes and was received by the Wintu Tribe on May 15, 2024, and the Paskenta Tribe on June May 13, 2024. To date, no response to the project notification has been received by either tribe. Therefore, the requirements of AB52 have been met and no AB52 project consultation with either tribe is required.

The project would not cause a substantial adverse change in the significance of a tribal cultural resource as there is no evidence of prehistoric or 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.

Although there is no evidence to suggest that the project would result in any significant effect to tribal cultural resources, there is always the possibility that such resources or remains could be encountered. Therefore, if, in the course of development, any archaeological, historical, or paleontological resources are uncovered, discovered or otherwise detected or observed, mineral exploration 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.

XIX. UTILITIES AND SERVICE SYSTEMS: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p>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</p>				✓

XIX. UTILITIES AND SERVICE SYSTEMS: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
environmental effects?				
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				✓
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				✓
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				✓
e) Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				✓

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

- a) The project would not require or result in the relocation or construction of new or expanded water or, wastewater treatment facilities or expansion of existing storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocations of which could cause significant environmental effects. The project will be served by the City of Redding for water from existing waterlines in the adjacent public right-of-way and the City of Redding has capacity to serve water to the project. Onsite wastewater treatment systems (OWTS) would be constructed to serve the project. The proposed OWTS would be constructed pursuant to an OWTS permit from the Shasta County Environmental Health Division and in accordance with all applicable environmental protection standards of the permit and design standards for the placement of a leach field under an impervious surface.
- b) The project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. The project would be served by the City of Redding for both potable water as well as for fire suppression. The City of Redding has confirmed that water services can be provided for the project.
- c) Two on-site wastewater treatment systems (OWTS) will be used. The proposed offices and warehouses buildings will each have restrooms and will require compliance with all OWTS standards and required permitting requirements from the EHD. No other wastewater treatment system would be affected by the project.
- d) The project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. The project would be served by Waste Management disposal services and by the West Central Landfill which has sufficient capacity to accommodate the project's solid waste disposal needs.
- e) The project would comply with Federal, State, and local management and reduction statutes and regulations related to solid waste. The proposed project would be required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991) and other local, state, and federal waste disposal standards.

Mitigation/Monitoring: None proposed.

XX. WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				✓
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a				✓

XX. WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
wildfire?				
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				✓
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				✓

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

- a) A review of the project and the Shasta County Multi-Jurisdictional Hazard Mitigation Plan, and the Shasta County Emergency Operations Plan, indicates that the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- b) The majority of the project site is in an area designed as “Non-Wildland/Non-Urban” fire hazard severity zone. The project site is relatively flat. 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.
- 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 property has existing frontage on Abernathy Lane and Tarmac Road and would include improved curb, gutter, sidewalk and encroachments for ingress and egress that meet fire safety standards. The proposed improvements are also required to meet the fire safety standards. The proposed improvements are urban in nature and the installation and maintenance, or the improvements would not be expected to significantly exacerbate fire risk or result in other potentially significant temporary or ongoing impacts on the environment.
- d) The project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. The project site is not sloped, is not located near a floodway or restrictive flood area and is not located in a Wildland Fire Severity Hazard area that could result in any post-fire instability or drainage changes in the event of a fire. Project development would require a grading permit and compliance with all provisions of the permit which would address erosion. Therefore, the applicant will also be required to prepare a Storm Water Pollution Prevention Plan (SWPP) and obtain a General Construction Storm Water Permit (SWP) from the State of California Regional Water Quality Control Board. The SWPP and SWP would include specific erosion control measures and monitoring requirements. The drainage pattern will not be significantly altered due to the fact that onsite drainage will be captured and slowed into retention ponds before conveying into the road stormwater system managed by the City of Redding. In addition, the project will disturb more than an acre of land. The proposed project does not require grading of slopes or creation of slopes. The area will be stabilized during construction by use of construction BMPs.

Mitigation/Monitoring: None proposed.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below the self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓		

XXI. <u>MANDATORY FINDINGS OF SIGNIFICANCE:</u>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

Discussion:

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

With the implementation of the mitigation measures specified in Section IV. Biological Resources, potential impacts to nesting birds would be less-than-significant.

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

- b) Based on the discussion and findings in all Sections above, there is no evidence to suggest that the project would have significant impacts that are cumulatively considerable.
- c) Based on the discussion and findings in all Sections above, there is no evidence to support a finding that the project would have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

Mitigation/Monitoring: With the mitigation measures being proposed, potential impacts will be less-than-significant. See the attached Mitigation Monitoring Program (MMP) for a complete listing of the proposed mitigation measures, timing/implementation of the measures, and enforcement/monitoring agent.

INITIAL STUDY COMMENTS

PROJECT NUMBER Use Permit 23-0001 – Brink

GENERAL COMMENTS:

Special Studies: The following project-specific studies have been completed for the proposal and will be considered as part of the record of decision for the Mitigated Negative Declaration. These studies are available for review through the Shasta County Planning Division and online at [CEQA Documents and Notices \(non-EIR documents\) | Shasta County California](#).

1. Post Construction Worksheet, Duane Miller, DKM Engineering, January 3, 2023

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

1. California Department of Fish and Wildlife

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 conditioned, is not anticipated to result in any significant environmental impacts.

SOURCES OF DOCUMENTATION FOR INITIAL STUDY CHECKLIST

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

GENERAL PLAN AND ZONING

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

ENVIRONMENTAL IMPACTS

I. AESTHETICS

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

II. AGRICULTURAL AND FORESTRY RESOURCES

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

III. AIR QUALITY

1. Shasta County General Plan Section, 6.5 Air Quality.
2. Northern Sacramento Valley Air Basin, 2021 Air Quality Attainment Plan.
3. Records of, or consultation with, the Shasta County Department of Resource Management, Air Quality Management District.

IV. BIOLOGICAL RESOURCES

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

V. CULTURAL RESOURCES

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

VI. ENERGY

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

VII. GEOLOGY AND SOILS

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

VIII. GREENHOUSE GAS EMISSIONS

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

IX. HAZARDS AND HAZARDOUS MATERIALS

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

X. HYDROLOGY AND WATER QUALITY

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

XI. LAND USE AND PLANNING

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

XII. MINERAL RESOURCES

3. Shasta County General Plan Section 6.3 Minerals.

XIII. NOISE

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

XIV. POPULATION AND HOUSING

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

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

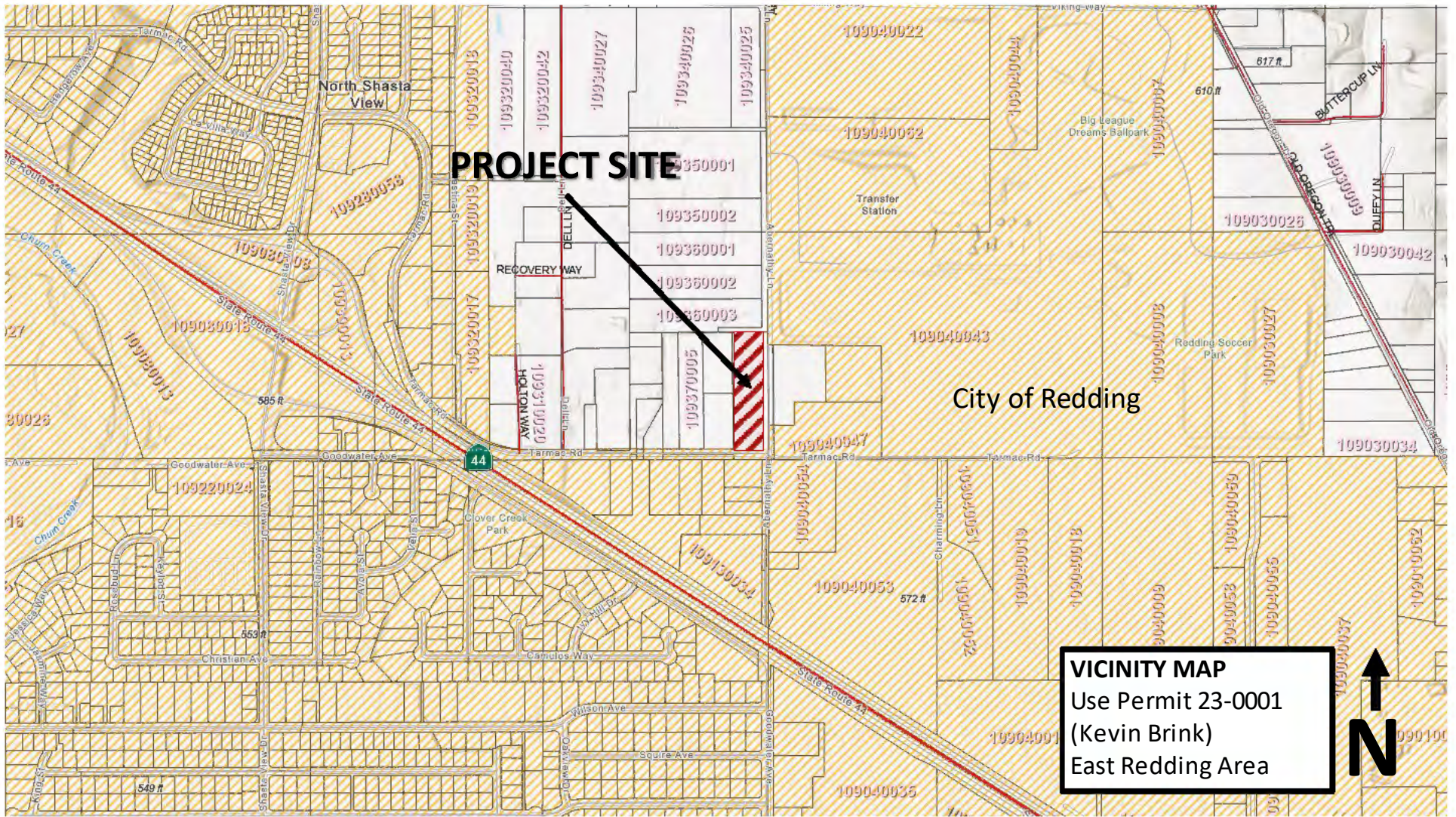
- 1. Office of the State Fire Marshal-CALFIRE Fire Hazard Severity Zone Maps
- 2. County of Shasta Multi-Jurisdictional Hazard Mitigation Plan

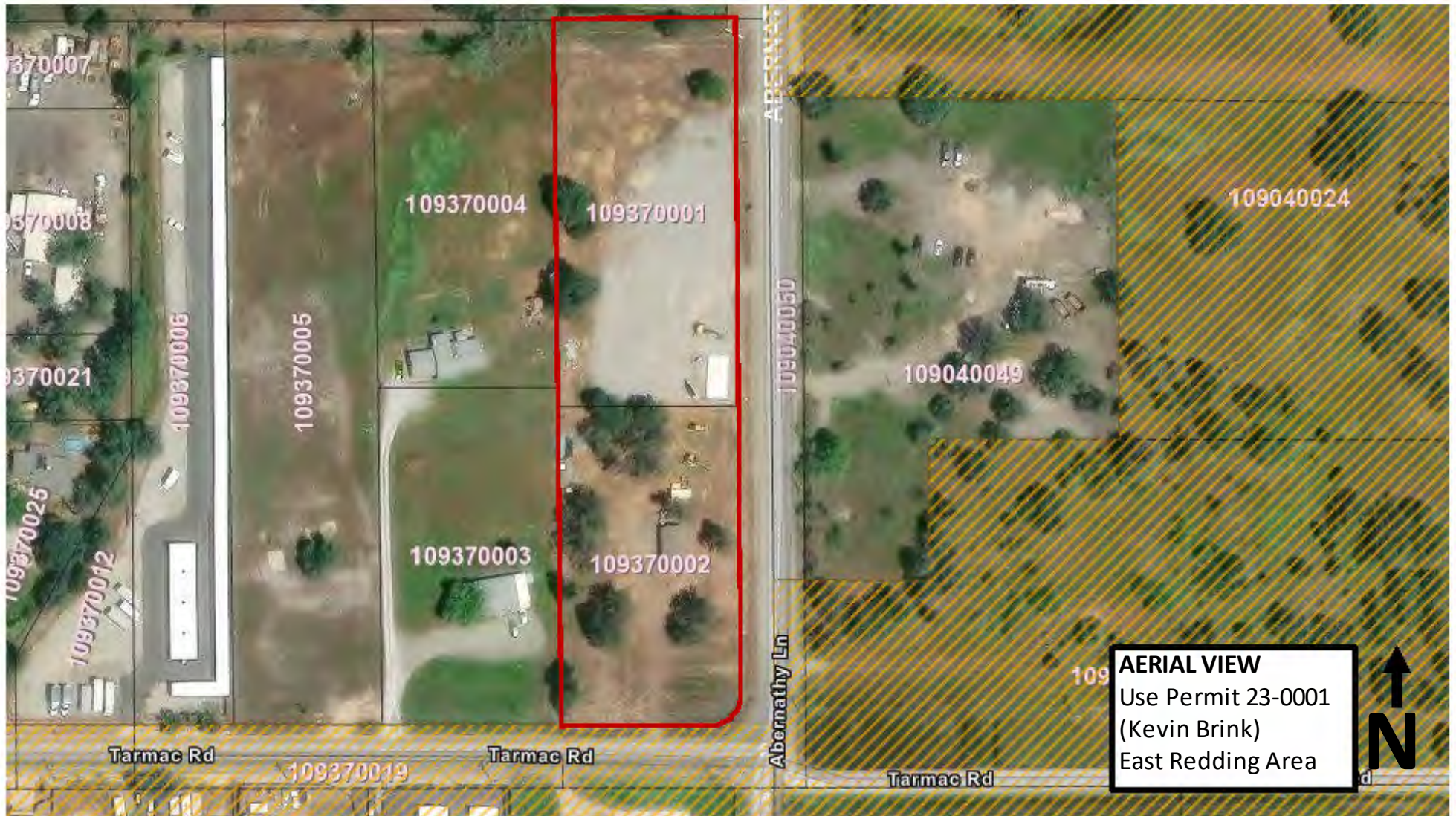
XXI. MANDATORY FINDINGS OF SIGNIFICANCE

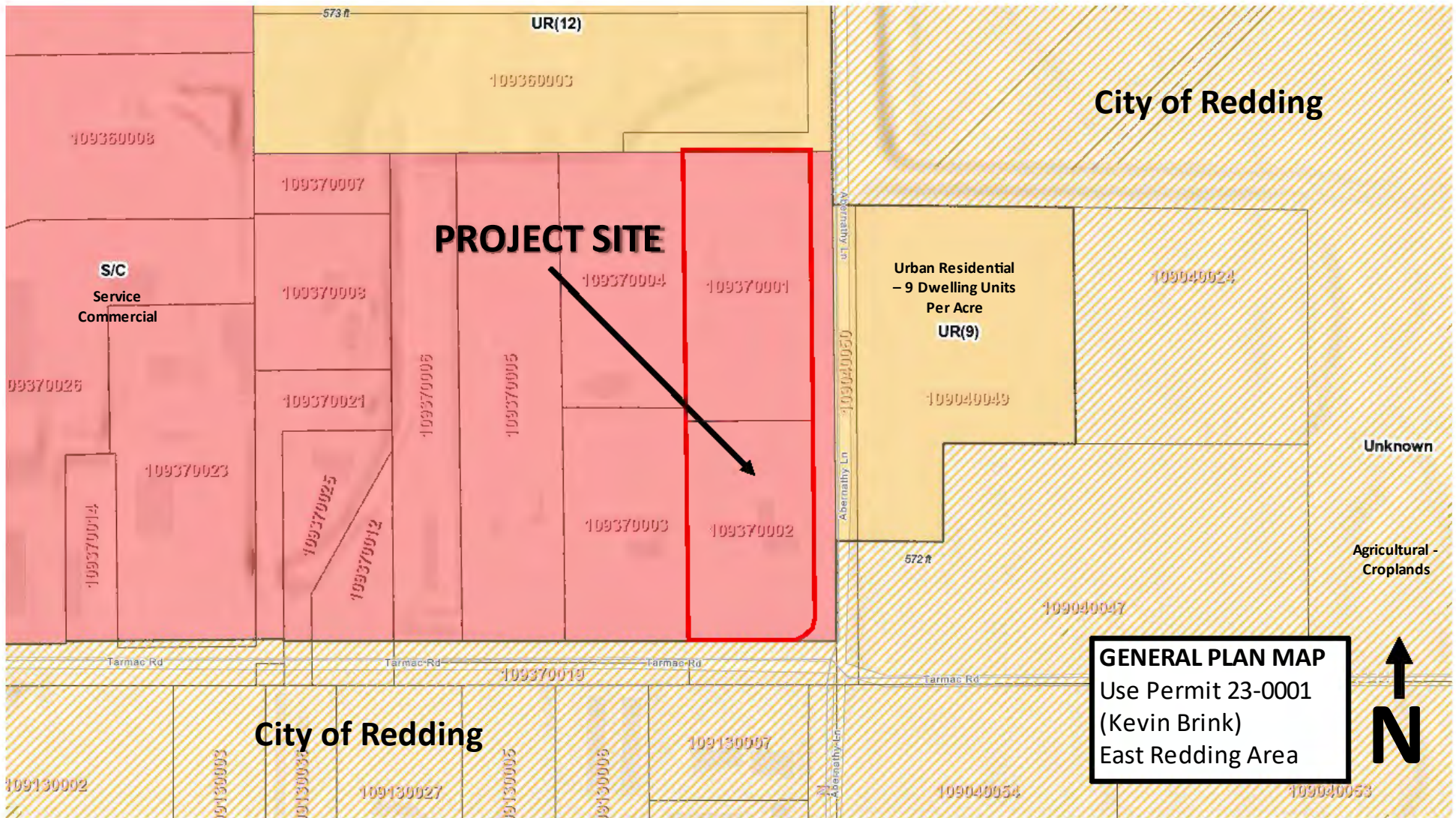
None

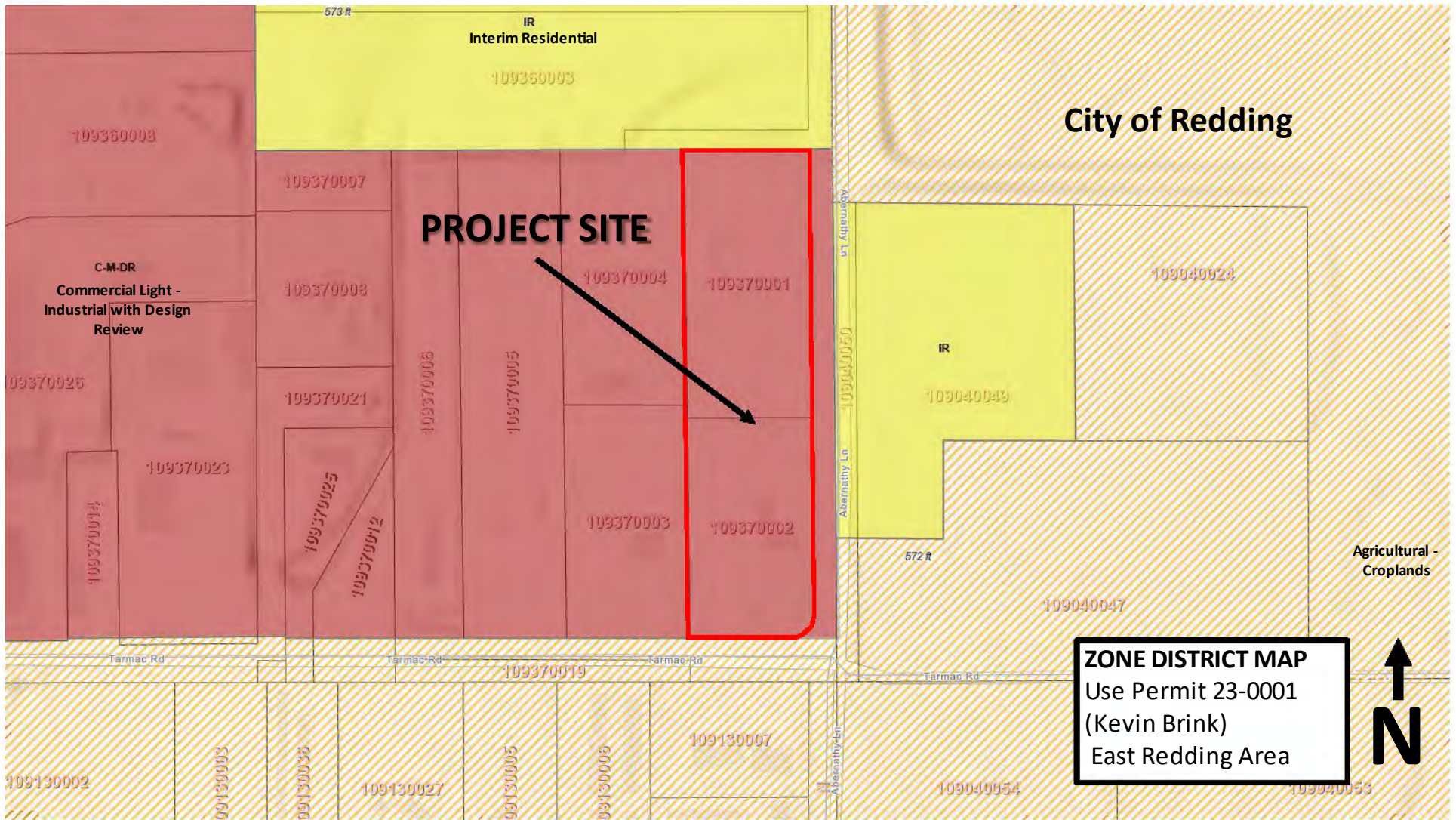
**MITIGATION MONITORING PROGRAM (MMP)
FOR USE PERMIT 23-0001 (KEVIN BRINK)**

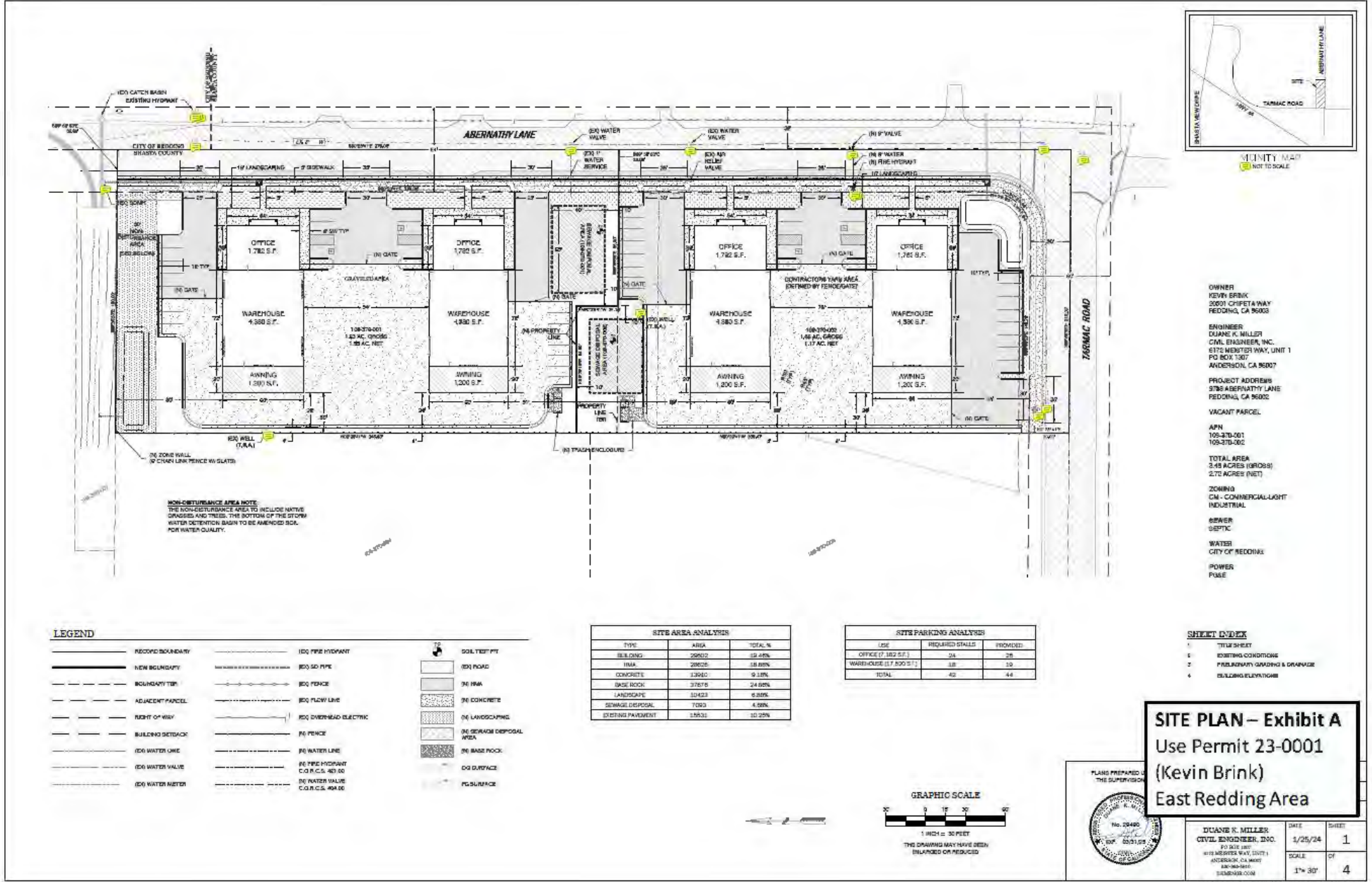
Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p>Section IV. Biological Resources</p> <p>IV.d.1) The project proponent shall implement the following mitigation measures to avoid significant impacts to nesting birds and/or raptors protected under California Fish and Game Code sections 3503 and 3503.5:</p> <p>A. Conduct vegetation removal and other ground-disturbance activities associated with construction from September 1 through January 31 when birds are not nesting; or</p> <p>B. If vegetation removal or ground disturbance activities occur during the nesting season (February 1 through August 31), a pre-construction nesting survey shall be conducted by a qualified biologist within 14 days of vegetation removal or construction activities. If an active nest is located during the preconstruction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the California Department of Fish and Wildlife (CDFW). No vegetation removal or construction activities shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the pre-construction surveys shall be sent electronically to CDFW at R1CEQARedding@wildlife.ca.gov.</p>	<p>Prior to issuance of a building permit. Prior to commencement of activity at the site.</p> <p>Throughout the completion of construction.</p>	<p>Planning Division</p>	











COUNTY MAP
NOT TO SCALE

OWNER
KEVIN BRINK
5001 CHIPETA WAY
REDDING, CA 96003

ENGINEER
DUANE K. MILLER
CIVIL ENGINEER, INC.
6175 MESTER WAY, UNIT 1
PO BOX 1307
ANDERSON, CA 96007

PROJECT ADDRESS
3785 ABERNATHY LANE
REDDING, CA 96002

VACANT PARCEL

APN
105-270-001
105-270-002

TOTAL AREA
2.49 ACRES (GROSS)
2.70 ACRES (NET)

ZONING
CM - COMMERCIAL-LIGHT INDUSTRIAL

SEWER
SEPTIC

WATER
CITY OF REDDING

POWER
PGE

NON-OBSTURANCE AREA NOTE
THE NON-OBSTURANCE AREAS TO INCLUDE NATIVE GRASSES AND TREES, THE BOTTOM OF THE STORM WATER DETENTION BASIN TO BE AMENDED SOIL FOR WATER QUALITY.

LEGEND

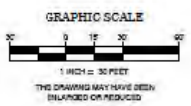
- RECORD BOUNDARY
- NEW BOUNDARY
- BOUNDARY TOP
- ADJACENT PARCEL
- RIGHT OF WAY
- BUILDING SETBACK
- (W) WATER LINE
- (W) WATER VALVE
- (W) WATER METER
- (S) SOIL TEST PIT
- (P) POND
- (C) CURB
- (L) LANDSCAPING
- (D) SEWAGE DISPOSAL AREA
- (B) BASE ROCK
- (G) GRAVEL
- (S) SURFACE
- (W) FIRE HYDRANT
- (S) SOIL PIPE
- (F) FENCE
- (F) FLOW LINE
- (E) OVERHEAD ELECTRIC
- (W) WATER LINE
- (F) FIRE HYDRANT C.O.R.C.S. 401.00
- (W) WATER VALVE C.O.R.C.S. 404.00

SITE AREA ANALYSIS		
TYPE	AREA	TOTAL %
BUILDING	29602	52.45%
IRMA	29602	52.89%
CONCRETE	13040	23.38%
BASE ROCK	37876	68.05%
LANDSCAPE	10423	18.85%
SEWAGE DISPOSAL	7093	12.86%
STEERING PAVEMENT	13831	25.25%

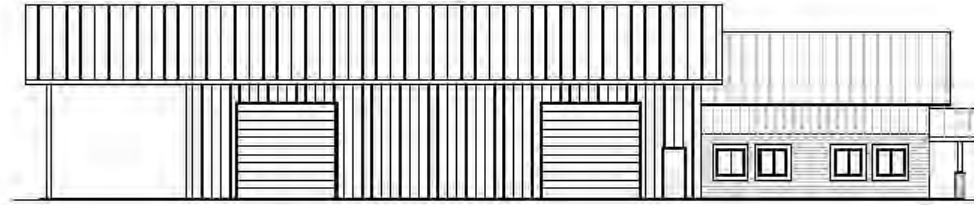
SITE PARKING ANALYSIS		
USE	REQUIRED STALLS	PROMISED
OFFICE (7,382 S.F.)	24	28
WAREHOUSE (17,500 S.F.)	18	10
TOTAL	42	44

- SHEET INDEX**
- 1 TITLE SHEET
 - 2 EXISTING CONDITIONS
 - 3 PRELIMINARY GRADING & DRAINAGE
 - 4 BUILDING ELEVATIONS

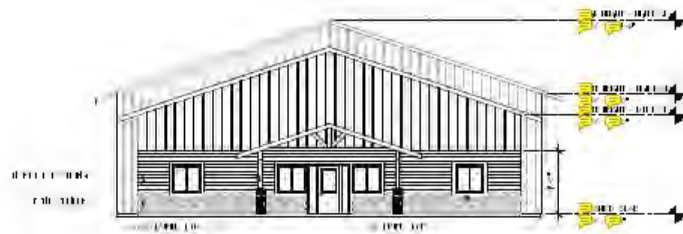
SITE PLAN – Exhibit A
Use Permit 23-0001
(Kevin Brink)
East Redding Area



DUANE K. MILLER CIVIL ENGINEER, INC. 6175 MESTER WAY, SUITE 1 ANDERSON, CA 96007 530-963-9857 DUMILLER@GMAIL.COM	DATE	1/25/24	SHEET	1
	SCALE	1" = 30'	OF	4



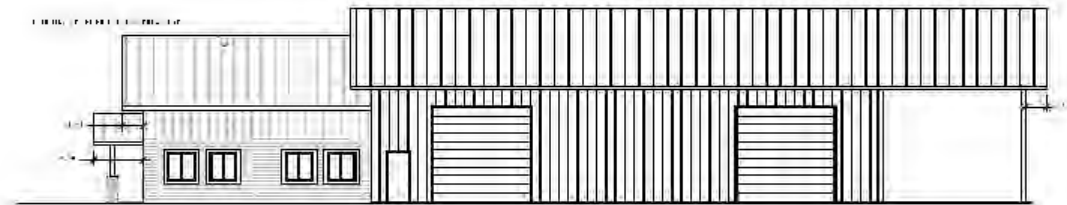
1 EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



4 EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



2 EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

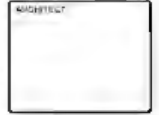


3 EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



SEMINSON
ARCHITECTURE
ENGINEERING
1400 Locust Street, Suite 200
Redding, CA 96002
Phone: (530) 241-1111
Fax: (530) 241-1112

A NEW OFFICE/WAREHOUSE BUILDING for
KEVIN BRINK
MORGAN CREEK CONSTRUCTION
9785 ABERNATHY LANE
REDDING, CA 96002



DATE:	
BY:	
CHECKED:	

ELEVATION DRAWINGS
Use Permit 23-0001
(Kevin Brink)
East Redding Area