

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #	
-------	--

**Project Title:** Use Permit 15-003 and Zone Amendment 15-002 (Willis/Herrera)

**Lead Agency:** Shasta County Department of Resource Management – Planning Division Contact Person: Lio Salazar, Senior Planner

**Mailing Address:** 1855 Placer Street, Suite 103

**Phone:** (530) 225-5532

**City:** Redding, CA

**Zip:** 96001

**County:** Shasta

**Project Location:** County: Shasta

City/Nearest Community: Shingletown

Cross Streets: Emigrant Trail and State Highway 44

Zip Code: 96088

Lat. / Long.: 40° 29' 35" N / 121° 53' 6" W

Total Acres: 1.8

Assessor's Parcel No.: 096-270-041, 096-270-009, 096-270-010

Section: 5

Twp.: T.30N.

Range: R.1.E.

Base: MDBM

Within 2 Miles: State Hwy #: 44

Waterways: Ash, Shingle, Brush, Millseat, and South Fork Bear Creeks

Airports: N/A

Railways: N/A

Schools: N/A

### Document Type:

- |   |  |                                    |  |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP              | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons             | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec                | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other _____           |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other _____  | <input type="checkbox"/> FONSI     |  |

### Local Action Type:

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan            | <input checked="" type="checkbox"/> Rezone                 | <input type="checkbox"/> Annexation     |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment  |
| <input type="checkbox"/> General Plan Element   | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit             | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan         | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other _____    |

### Development Type:

- |   |   |
|---|---|
| <input type="checkbox"/> Residential: Units _____ Acres _____   | <input type="checkbox"/> Water Facilities: Type _____ MGD _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____                                   | <input type="checkbox"/> Transportation: Type _____             |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>9,100</u> Acres <u>1.8</u> Employees <u>10-12</u> | <input type="checkbox"/> Mining: Mineral _____                  |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____                               | <input type="checkbox"/> Power: Type _____ MW _____             |
| <input type="checkbox"/> Educational _____  | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____  |
| <input type="checkbox"/> Recreational _____   | <input type="checkbox"/> Hazardous Waste: Type _____            |
|   | <input type="checkbox"/> Other: _____                           |

### Project Issues Discussed in Document:

- |  |  |   |  |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                                | <input type="checkbox"/> Recreation/Parks                           | <input type="checkbox"/> Vegetation                          |
| <input type="checkbox"/> Agricultural Land                   | <input checked="" type="checkbox"/> Flood Plain/Flooding       | <input type="checkbox"/> Schools/Universities                       | <input type="checkbox"/> Water Quality                       |
| <input checked="" type="checkbox"/> Air Quality              | <input checked="" type="checkbox"/> Forest Land/Fire Hazard    | <input checked="" type="checkbox"/> Septic Systems                  | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Geologic/Seismic                      | <input type="checkbox"/> Sewer Capacity                             | <input checked="" type="checkbox"/> Wetland/Riparian         |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Minerals                   | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Wildlife                            |
| <input type="checkbox"/> Coastal Zone                        | <input checked="" type="checkbox"/> Noise                      | <input type="checkbox"/> Solid Waste                                | <input type="checkbox"/> Growth Inducing                     |
| <input checked="" type="checkbox"/> Drainage/Absorption      | <input checked="" type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous                            | <input checked="" type="checkbox"/> Land Use                 |
| <input type="checkbox"/> Economic/Jobs                       | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input type="checkbox"/> Cumulative Effects                  |
| <input type="checkbox"/> Other _____                         |  |   |  |

### Present Land Use/Zoning/General Plan Designation:

Commercial and Undeveloped / Mixed Use (MU) and Rural Residential (R-R) / Mixed Use (MU)

### Project Description: (please use a separate page if necessary)

The project is a use permit for the development of a single-story 9,100-square-foot retail building in a Mixed Use (MU) zone district and a rezoning to reconcile a zone district/General Plan map inconsistency. The project would include the retail building, parking area, landscaping, and storm water detention basin. Water service would be provided subject to a proposed annexation of the property to County Service Area #13 (Alpine Meadows). Sewage disposal would be provided by a proposed on-site septic system. Site development activities would include demolition of an existing restaurant building and associated improvements; grading for the building pad, parking area, landscaping beds and detention basin; construction of water lines for the building,

Note: The state Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

January 2008

landscaping, and fire protection water, the retail building, an on-site septic tank and leach field, and the detention basin; paving and finishing of the parking area and driveways, laying of concrete walkways and curbing; installation of landscape bed and plant materials; installation of on-site lighting and street lighting; and application of traffic control striping on State Highway 44. The proposed rezoning would change the zoning for an approximately 0.24-acre portion of the project site from the existing Rural Residential (R-R) zone district to the proposed Mixed Use (MU) zone district.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/>	Air Resources Board	<input type="checkbox"/>	Office of Emergency Services
<input type="checkbox"/>	Boating & Waterways, Department of	<input type="checkbox"/>	Office of Historic Preservation
<input type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	Office of Public School Construction
<input type="checkbox"/>	CalFire	<input type="checkbox"/>	Parks & Recreation
<input checked="" type="checkbox"/>	Caltrans District # <u>2</u>	<input type="checkbox"/>	Pesticide Regulation, Department of
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Planning (Headquarters)	<input checked="" type="checkbox"/>	Regional WQCB # <u>5</u>
<input type="checkbox"/>	Central Valley Flood Protection Board	<input type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Coachella Valley Mountains Conservancy	<input type="checkbox"/>	S.F. Bay Conservation & Development Commission
<input type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	San Gabriel & Lower L.A. Rivers and Mtns Conservancy
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	San Joaquin River Conservancy
<input type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	Santa Monica Mountains Conservancy
<input type="checkbox"/>	Corrections, Department of	<input type="checkbox"/>	State Lands Commission
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input type="checkbox"/>	Education, Department of	<input type="checkbox"/>	SWRCB: Water Quality
<input type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Water Rights
<input checked="" type="checkbox"/>	Fish & Game Region # <u>1</u>	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	Food & Agriculture, Department of	<input type="checkbox"/>	Toxic Substances Control, Department of
<input type="checkbox"/>	General Services, Department of	<input type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	Health Services, Department of	<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Housing & Community Development	<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Integrated Waste Management Board		
<input type="checkbox"/>	Native American Heritage Commission		

-----

### Local Public Review Period (to be filled in by lead agency)

Starting Date 03/11/16

Ending Date 04/18/16

-----

### Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Embree Asset Group Inc., Attn: Aaron Ramirez</u>
Address: _____	Address: <u>4747 Williams Drive</u>
City/State/Zip: _____	City/State/Zip: <u>Georgetown, Texas 78633</u>
Contact: _____	Phone: <u>(512) 819-4963</u>
Phone: _____	

-----

Signature of Lead Agency Representative: \_\_\_\_\_

Date: 3/11/16

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

# ENVIRONMENTAL INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

---

Zone Amendment 15-002 and Use Permit 15-003  
Willis/Herrera

March 11, 2016

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 15-003 and Zone Amendment 15-002
  
- 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:**  
Lio Salazar, Senior Planner (530) 225-5532
  
- 4. Project Location:**  
The project is located in the Shingletown area on two parcels of land on the northeast corner of the intersection of State Highway 44 East and Emigrant Trail which together are approximately 1.8 acres in size.
  
- 5. Applicant Name and Address:**  
Embree Asset Group  
Attn: Aaron Ramirez  
4747 Williams Drive  
Georgetown TX, 78633
  
- 6. General Plan Designation:**  
Mixed Use (MU)
  
- 7. Zoning:**  
Mixed Use (MU) and Rural Residential (R-R)
  
- 8. Description of Project:**  
The project is a use permit for the development of a single-story 9,100-square-foot retail building in a Mixed Use (MU) zone district and a rezoning to reconcile a zone district/General Plan map inconsistency. The project would include the retail building, parking area, landscaping, and storm water detention basin. Water service would be provided subject to a proposed annexation of the property to County Service Area #13 (Alpine Meadows). Sewage disposal would be provided by a proposed on-site septic system. Site development activities would include demolition of an existing restaurant building and associated improvements; grading for the building pad, parking area, landscaping beds and detention basin; construction of water lines for the building, landscaping, and fire protection water, the retail building, an on-site septic tank and leach field, and the detention basin; paving and finishing of the parking area and driveways, laying of concrete walkways and curbing; installation of landscape bed and plant materials; installation of on-site lighting and street lighting; and application of traffic control striping on State Highway 44. The proposed rezoning would change the zoning for an approximately 0.24-acre portion of the project site from the existing Rural Residential (R-R) zone district to the proposed Mixed Use (MU) zone district.
  
- 9. Surrounding Land Uses and Setting:**  
The project site has a generally flat with a predominantly south facing aspect. The predominant drainage pattern flows from west to east. The western portion of the site is developed with a restaurant building, parking area, septic system and well (Assessor Parcel Numbers 096-270-009 and 096-270-010). The eastern portion of the site is undeveloped (096-270-041).

Existing hydrologic patterns and features convey on and off-site sheet flow and directed storm water run-off to swales located near the northeast corner and southeast corners of the project site. The swales appear to have been created by depositions of fill associated with the present and historic location of the highway, manmade ditches located along the highway/restaurant parcel frontage and near the eastern property line. All of the features convey storm water runoff to two existing culverts that drain under the highway and away to the south.

Vegetation present on eastern portion of the site consists of natural and planted landscape trees, and an assemblage of native and non-native grasses within areas that are not paved. Plant communities and habitat associations within the undeveloped eastern portion of the site are predominantly characterized as upland non-native grassland/herbland with a few scattered native ponderosa pine trees. A seasonal swale plant community and habitat association is also present on the western half of the property. The shallow swale extends southeasterly through the northeast corner of the study area within which some hydrophytic vegetation is present. It was also noted that a similar swale feature was observed to extend easterly along the southern property line near the southeast corner of the site. The applicant has not observed wildlife utilizing the site, but it is assumed that the site may be utilized by wildlife species common to the observed plant communities and habitat associations.

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

**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		Geology / Soils
	Hazards & Hazardous Materials		Hydrology / Water Quality		Land Use / Planning
	Mineral Resources		Noise		Population / Housing
	Public Services		Recreation		Transportation / Traffic
	Utilities / Service Systems		Mandatory Findings of Significance		

**DETERMINATION: (To be completed by the Lead Agency)**

On the basis of the initial evaluation:

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

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

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

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

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

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



Lio Salazar, AICP  
Senior Planner

3/10/16

Date



Richard W. Simon, AICP  
Director of Resource Management

3/10/16

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. <b>AESTHETICS:</b> 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) Substantially degrade the existing visual character or quality of the site and its surroundings?		✓		
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 surrounding forest environment and existing commercial and residential development in the vicinity. The proposed single-story building would not significantly obstruct any view from surrounding properties. There is no view of the project site which includes a unique or aesthetically significant a scenic vista.
- b-c) The project is located on a segment of State Highway 44 that has been identified as being eligible for official State scenic highway designation. The project is located in commercial core of the Shingletown West Rural Community Center. Several properties in the vicinity that have highway frontage are also developed with commercial uses. The eastern portion of the project site is currently occupied by a commercial use and building.

In order to minimize the aesthetic impacts of the project the applicant has proposed to provide architectural elements on the building frontage that are aesthetically superior to their prototypical building design and generally consistent with the mountain environment and other commercial buildings in the vicinity.

Proposed architectural features include a river rock wainscot, covered porch at the building entrance, covered awnings, decorative light fixtures, trellises, and relief along the building frontage as shown on the attached elevation plans for the building. In addition, it is recommended that project landscaping plans incorporate California native plants and/or landscape plant materials that are consistent in form and appearance with natural vegetation in the vicinity; and that trees or tall shrubs be used to screen and/or break-up the east and west facing elevations of the building which do not incorporate the architectural features displayed on the building frontage.

With the incorporation of these measures, the potential impact of the project on the highway corridor scenic resource and on the existing visual character or quality of the site and its surroundings would be mitigated to a less-than-significant level.

- d) The proposed project improvements include five on-site light pole fixtures, thirteen exterior building light fixtures, and an off-site light pole fixture at the intersection of Emigrant Trail and State Highway 44. Light spillage from the light pole at the intersection of Emigrant Trail would not be a significant concern because the intensity of the fixture would need to meet Caltrans standards and would provide increased safety at the intersection. The proposed on-site fixtures would directly illuminate areas within the project, but some light from the fixtures will spill onto the adjoining commercial and residential properties. Light spillage on the adjoining undeveloped commercial property is not a significant concern. Residential uses however are considered to be sensitive to changes and/or increases in ambient lighting conditions. Increases that exceed the obtrusive light limitation recommendations of the Illuminating Engineers Society of North America (0.1 foot candles) would be significant.

In order to minimize potential impact of project lighting it is recommended that all decorative lighting fixtures be shielded and that all wall pack and parking lot lighting be full cut-off fixtures; that a photometric plan indicating that predicted light spillage on adjoining residential properties will not exceed 0.1 foot candles during the nighttime hours between 10 p.m. and 7 a.m.; that on-site exterior lighting be placed on two or more circuits one or more of which shall be controlled by a timer(s) set to reduce the number of illuminated exterior light fixtures by 50% between the hours one-hour after the close of business and one-half hour prior to the opening; and that all truck drivers delivering goods for sale at the store turn off their truck headlamps when not in motion. With the incorporation of these measures, the project would not create a significant new source of substantial light or glare which would adversely affect day or nighttime views in the area.

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

- 1) Prior to issuance of a building permit, the applicant shall submit building elevation plans for the building to the Shasta County Planning Division for review and approval. Said building elevation plans shall be consistent with the elevation plans approved for the project.
- 2) Prior to issuance of a building permit, the applicant shall submit landscaping plans to the Shasta County Planning Division for review and approval. Said landscaping plans shall incorporate California native plants and/or landscape plant materials that are consistent in form and appearance with natural vegetation in the vicinity and shall incorporate and strategically place trees and/or tall shrubs to screen and/or break-up the east and west facing elevations of the building.
- 3) Prior to issuance of a building permit, the applicant shall submit a photometric plan and lighting plan, including cut sheets for all exterior lighting fixtures, to the Shasta County Planning Division for review and approval. All decorative lighting fixtures shall be down directed and shielded and all wall pack and parking lot lighting shall be of a full cut-off design. On-site exterior lighting shall be placed on two or more circuits one or more of which shall be controlled by a timer(s) set to reduce the number of illuminated exterior light fixtures by 50% or more between the hours of one-hour after the close of business and one-half hour prior to the opening. The photometric plan shall demonstrate that predicted light spillage on adjoining residential properties will not exceed 0.1 foot candles during the nighttime hours between 10 p.m. and 7 a.m.
- 4) All truck drivers delivering goods for sale at the store shall turn off their truck headlamps when not in motion.

<b>II. AGRICULTURE RESOURCES:</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural, Land Evaluation and Site Assessment Mode (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				✓
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?				✓

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

- a) The subject property is not identified as Prime Farmland, Unique Farmland, or Statewide Importance on the map titled Shasta County Important Farmland 2008.
- b) Neither this property nor the surrounding properties are zoned for agricultural use nor are they in a Williamson Act Contract.
- c) The project would not result in the conversion of Farmland to non-agricultural use.

**Mitigation/Monitoring:** None proposed.

<b>III. AIR QUALITY:</b> Where available, the significance criteria established by the applicable air quality management 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) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				✓
c) 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 (including releasing emission which exceed quantitative thresholds for ozone precursors)?		✓		
d) Expose sensitive receptors to substantial pollutant concentrations?				✓
e) Create objectionable odors affecting a substantial number of people?				✓

**Discussion:** Based on related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity and a traffic memorandum prepared for applicant by KD Anderson and Associates, Inc., the following findings can be made:

a) The project would not conflict with or obstruct implementation of the 2012 Attainment Plan for Northern Sacramento Valley Air Basin as adopted by Shasta County, or any other applicable air quality plan.

b,c,d, & e) The Shasta County Air Quality Management District is designated as a non-attainment area for compliance with State standards of Ozone (O3). Emissions from internal combustion engines are primary source of ozone emissions within the District and are also associated with the production of greenhouse gases that contribute to global climate change. The project would be expected to generate approximately 62 vehicle trips per day based on traffic generation rates for a variety store as determined in the Institute of Traffic Engineers Trip Generation Manual (9<sup>th</sup> Edition). Of these trips 50% are assumed to be passerby trips (vehicles that were already in route to other destinations) for a total of approximately 31 new vehicle trips per a day with the proposed retail store as their primary destination.

Construction equipment used and activities undertaken for the project 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. The scope of the required project improvements is relatively limited and will not involve extensive ground disturbance, require a significant number of equipment hours to complete construction, or generate significant traffic volumes during construction. The project is consistent with the Mixed Use General Plan designation and the air quality attainment plan. In addition, the Shasta County General Plan requires that Standard Mitigation Measures (SMMs) to address air quality concerns be applied to all projects regardless of whether the project has the potential to create potentially significant air quality impacts.

The SMMs were not designed to mitigate potential impacts related to the production of greenhouse gas and global climate change. Of the 31 vehicle trips where the proposed retail store is the primary destination some would be likely diverted from making a longer trip to access similar goods and services at the nearest commercial center in the community of Palo Cedro approximately 21 miles to the west. The availability of local employment may reduce commuter miles expended by local residents in accessing employment. Both circumstances would produce net benefits on the production of greenhouse gas and impacts from climate change. The recommended mitigation measure to reduce night time lighting described in Section I Aesthetics would also serve to minimize greenhouse gas and climate change impact. To further minimize project impacts related the production of greenhouse gasses and climate change it is recommended that all exterior project lighting fixtures use energy efficient light emitting diode (LED) bulbs and that LED bulbs be used to the greatest extent practical within the building.

Substantial concentrations of air emissions which would create objectionable odors affecting a substantial number of people are not anticipated to be generated by the project. Potential impacts from exhaust odor during construction and from deliver trucks would depend on the degree of transport, relative concentration upon arrival at the receiving party, and/or sensitivity of the receiving party. The nearest residence would be approximately 200-feet from the areas of activity and the receiving dock. Mobile equipment operators and delivery truck drivers would be subject to Air Quality Management District and State diesel idling rules which minimizes the length of time that a diesel engine can remain idle, particularly where adjacent to a residential zone district.

Based on the analysis and proposed mitigation measure described above, the project is not expected to substantially violate any air

quality standards, contribute substantially or significantly to an existing or projected air quality violation, and/or contribute significantly to global climate change or result in a cumulatively considerable net increase of any criteria pollutant, including ozone, ozone pre-cursors or PM10 (particulate matter), the pollutants for which the Northern Sacramento Valley Air Basin is in non-attainment under the applicable State ambient air quality standard or otherwise significantly impact the air quality concerns discussed above.

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

- 1) All exterior project lightning fixtures shall be outfitted with energy efficient light emitting diode (LED) bulbs and, to the greatest extent practical all lighting within the building shall be outfitted with LED bulbs. The use of LED bulbs shall be detailed in lighting plans prepared for review and approval by the Shasta County Planning Division.

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 Game 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, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		✓		
c) Have a substantial adverse effect on Federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		✓		
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community, Conservation Plan, or other approved local, regional, or State habitat conservation plan?				✓

**Discussion:** Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, a Delineation of the Water of the United States prepared for the applicant by Tehama Environmental Solutions, a Survey for Special Status Vascular Plant Species prepared for Tehama Environmental Solutions by Dittes and Guardino Consulting, 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 Game or U.S. Fish and Wildlife Service have been identified or are no known to be located on or the project site.
- b-c) There is no riparian habitat on the project site or in the project area. Wetland habitat consisting of two wet meadow features, a wetland swale, and ephemeral stream were observed at the site. The project is designed to avoid any direct impact to these features.

The existing site is comprised of terrain with nearly level slope from west to east. The site has a general southern aspect and drains to the east. The wet meadow features receive water from both on-site and off-site sources. The greatest volume of water is likely being

discharged to the wet meadow features from existing drainage facilities in the vicinity, including from a culvert installed under Emigrant Trail which discharges storm water to northern wet meadow feature, which appears to have been intended to converge with a 30' drainage easement located at the east property line of the project, and from the drainage ditch within the 30-foot drainage easement which appears to have been constructed to concentrate storm water from residential properties to the north and then discharge this storm water through a culvert that was installed under Highway 44. Ponding of water within the swales appears to be a related to the flatness of the existing grade which impedes these storm waters from reaching existing drainage facilities that would transmit the flows entirely off-site.

The applicant proposes to excavate a shallow detention basin. Preliminary drainage calculations show the basin is likely to be less-than two feet deep. The storm water detention basin would control the volume and rate of storm water discharge from the site to ensure that the project does not significantly increase flooding of the wet meadow features or significantly increase storm water discharge from the site which would potentially create downstream flooding and/or erosion. The capture of project storm water in the detention basin would divert some storm water that would otherwise be shed to the wet meadow features, but the diversion would be nominal when considered relative to the volume of storm water generated by other areas of the watershed that are contributing to ponding in the wet meadows. In addition, the project would not alter the topography of the project site in a manner that would impact the ability of water to reach the wet meadow areas and/or the extent to which they are inundated by seasonal fluctuation in runoff flows. The proposed drainage plan would also divert potentially polluted run-off from the restaurant parking area that under the existing conditions may be entering the wetland features.

It is recommended that certain measures be implemented to mitigate potential indirect impacts to the wetland features from the movement of equipment and workers as the site, and from potential side cast or other discharges of soil and/or sediment from construction activities. Recommended measures identifying the wetland features as a non-building-non-disturbance area on all site plans submitted for the project; installation of high-visibility construction fencing and silt fencing, straw wattle, and/or other measures to prevent discharge of soil and sediment to the wetland features; and limiting earth moving activities to the dry season. While no special status plant species were observed it is recommended that all erosion control materials deployed at the site be certified weed free. With the implementation of the recommended measures, the potential impacts of the project on wetland features observed at the site would be less-than-significant.

- d) The California Department of Fish and Wildlife has indicated that the project may have the potential to negatively impact nesting birds and raptors if tree removal and/or ground disturbing activities are conducted during the nesting season. It is recommended that such activities be conducted outside of the nesting season or that preconstruction surveys be conducted prior to tree removal or ground disturbance during the nesting season. If special status nesting birds or raptors are observed during preconstruction surveys, mitigation measures recommended by the qualified biologist conducting the survey a non-disturbance buffer shall be established until the young have left the nest. With the proposed mitigation measure, the potential impacts on nesting special status birds and raptors will be less-than-significant.
- e) The project would not conflict with any ordinances or policies which protect biological resources.
- 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 of the project on Biological Resources will be less-than-significant.

- 1) Prior to approval of a building permit the applicant shall submit a project site plan and wetlands protection plan to the Shasta County Planning Division for review and approval. The project site plan shall identify the wetlands features as non-building/non-disturbance areas. The wetlands protection plan shall include a site plan detailing the placement and location of high-visibility construction fencing, silt fencing, straw wattle, and/or other measures to prevent discharge of soil and sediment to the wetland features, and signage to indicate that the fencing and erosion control have been placed to protect the wetlands features and access and/or activity beyond the fencing is prohibited.
- 2) All earth moving activities for the project shall be conducted during the dry season (May 1<sup>st</sup> through October 15<sup>th</sup>).
- 3) All erosion control materials deployed at the site shall be certified weed free. Documentation of in the form of copies of invoices, order forms, contracts or other official documents to verify the use of certified weed free erosion materials at the site shall be provided with all building permit applications involving soil movement and/or prior to final inspection of the applicable building permit.
- 4) All vegetation removal and ground disturbing activities associated with construction shall be conducted between September 1<sup>st</sup> through January 31<sup>st</sup> when birds are not nesting; or if vegetation removal and/or ground disturbing activity is proposed to take place between February 1<sup>st</sup> and August 31<sup>st</sup> the applicant shall, prior to commencing such activities, conduct pre-construction surveys for the presence

of nesting birds. These surveys shall be conducted by a qualified biologist no more than one-week prior to commencement of such activities. If and active nest more than half completed is discovered during the surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the State of California Department of Fish and Wildlife (DFW). No such activities shall occur within the buffer area until after the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the pre-construction surveys shall be submitted to the Shasta County Planning Division and to DFW at State of California Department of Fish and Wildlife, Attn: CEQA, 601 Locust Street, Redding, CA 96001.

<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) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
d) Disturb any human remains, including those interred outside of formal cemeteries?				✓

**Discussion:** Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, and a Cultural Resources Inventory prepared by ENPLAN for the project applicant, the following findings can be made:

- a) Four existing structures at the project site, including the Shingle Shack restaurant building, two out buildings and a well house would be demolished to make way for construction of proposed retail building and associated improvements. These buildings are considered historic because they are at least 50 years old. The cultural resources inventory has determined that these building are unlikely to be considered significant historic resources under the National Register of Historic Resources and/or California Register of Historic resources criteria.

However, to ensure that the proposed demolition would not result in a significant adverse change in the significant of these historic buildings, it recommended that the applicant employ a qualified archeologist to conduct further research, evaluation, and recordation of the historical significance of the buildings and make a final determination. If found to be of historical significance, the qualified archeologist shall prepare recommendations and a work plan for the preservation of the historical significance of the structures, including but not production of archival documentation and recordation of the buildings and their significance for catalog with the local historical society or other historic preservation agency or group or relocation of the buildings to an appropriate location for preservation.

A report including the findings, recommendations, and work plan shall be submitted to the Department of Resource Management prior to issuance of a permit to demolish any of the structures identified in the cultural resources survey. With the proposed mitigation measure the potential impacts of the project on a historic resource would be considered less-than-significant.

- b) Several archeological surveys have been conducted in the vicinity of the project site. A prehistoric cultural resource site was recorded immediately adjacent to the site (CA-SHA-2060). The recording speculated that the site extended beyond the bounds of the survey and through the proposed project site. Based on nature of the recorded find, study of the recorded site report, and further speculation detailed in later archeological survey reports prepared for properties in the vicinity it is unlikely that significant intact subsurface prehistoric resources. However, because the area of interest is currently under asphalt the cultural resources inventory prepared for the project recommends that an archeological monitor be on site during demolition of the existing structures and paving to if intact cultural resource material is present beneath the existing building and asphalt. With the proposed mitigation measure the potential impacts of the project on a pre-historic resource would be considered less-than-significant.
- c) 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.
- d) 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.

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

- 1) Prior to issuance of a demolition permit to remove the existing restaurant building and related improvements the applicant shall have prepared and submit a final archeological clearance for the historic building present on the project site. The final archeological clearances shall be prepared by a qualified archeologist who shall conduct further research, evaluation, and recordation of the historical significance of the buildings and make a final determination. If found to be of historical significance, the qualified archeologist shall prepare recommendations and a work plan for the preservation of the historical significance of the structures, including but not production of archival documentation and recordation of the buildings and their significance to be cataloged with the local historical society or other historic preservation agency or group; relocation of the buildings to an appropriate location for preservation; or other means recommended by the qualified archeologist and reviewed and approved by the Shasta County Department of Resource Management.
- 2) An archeological monitor shall be on site during demolition of the existing structures and paving to determine if any intact cultural resource material is present beneath the existing building and asphalt. If cultural resources material of significance is found. If human remains are encountered all earth disturbing work within 50 feet shall stop and the County Coroner shall be contacted to determine whether investigation of cause of death is required as well as whether the remains may be Native American in origin. Should Native American remains be discovered, county coroner must contact the Native American Heritage Commission (NAHC). The NAHC will then determine those persons it believes to be most likely descended from the deceased Native American(s). Together with people of most likely descent, a qualified archeologist can make an assessment of the discovery and recommend/implement mitigation measures if necessary.

If any previously unevaluated cultural resources (i.e burnt animal bone, midden soils, projectile points, or other humanly-modified lithics, historic artifacts, etc.) are encountered, all earth-disturbing work shall stop within 50 feet of the find until a qualified archeologist can make an assessment of the discovery and recommended/implement mitigation measures necessary.

<b><u>VI. GEOLOGY AND SOILS</u></b> – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> <li>i) Rupture of a known earthquake, fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publications 42.</li> <li>ii) Strong seismic ground shaking?</li> <li>iii) Seismic-related ground failure, including liquefaction?</li> <li>iv) Landslides?</li> </ul>				✓
b) Result in substantial soil erosion or the loss of topsoil?		✓		
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 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			✓	

<b>VI. GEOLOGY AND SOILS</b> – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
not available for the disposal of waste water?				

**Discussion:** Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity and a geotechnical engineering investigation prepared for the applicant by EAS Professionals, the following findings can be made:

- a) The project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
  - i) Rupture of a known earthquake fault; and
  - ii) Strong seismic ground shaking; and
  - iii) Seismic-related ground failure, including liquefaction.

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

- iv) Landslides.

The project is not located at the toe or top of any slope.

- b) The Soil Survey of Shasta County, completed by the United States Department of Agriculture, Soil Conservation Service and Forest Service in August, 1974, identified the soils on the western portion of the project site (Cohasset loam) as having an erosion hazard of low to high and the soils on the eastern portion of the site as having an erosion hazard of none to slight. A grading permit is required prior to any grading activities. The grading permit includes requirements for erosion and sediment control, including retention of topsoil. In addition, as noted in the Section IV Biological Resources above, earth moving activities will be limited to the dry season when the chance of significant rainfall events in low this measure will not only project the wetland features at the site, but also minimize potential loss of topsoil from the site due to erosion.
- c) See section VI.a) above.
- d) The expansion potential of site soils is described as moderate described as expansive soils in the "Soil Survey of Shasta County." All structures shall be constructed according to the seismic requirements of the currently adopted Uniform Building Code, including the requirement that commercial building be designed based on a site specific geotechnical report that evaluates potential soil deficiencies and makes design recommendations accordingly.
- e) The soils on the project site are considered to have moderate limitations for development of on-site septic systems. Records for the existing on-site septic system show that soils at the project site are likely able to adequately support the use of a septic tank and leach field. The proposed use will generate less waste water than the existing restaurant. There are a number of non-conventional alternatives that are approved for use when soil deficiencies are encountered. On this basis the Shasta County Environmental Health Division has determined that the project applicant may demonstrate compliance with adopted sewage disposal criteria prior to issuance of a building permit.

**Mitigation/Monitoring:** See Section IV Biological Resources above. With the mitigation measures being proposed, the impacts on geology and soils will be less-than-significant.

<b>VII. HAZARDS AND HAZARDOUS MATERIALS:</b> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				✓
b) Create a significant hazard to the public or the environment through				

<b>VII. HAZARDS AND HAZARDOUS MATERIALS:</b> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 for people residing or working in the project area?				✓
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas, or where residences are intermixed with wildlands?			✓	

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

- a) The use resulting from the project would be a general retail store that sells a variety of typical consumer goods. No routine transport, use, or disposal of hazardous materials is anticipated as a result of the project.
- b) Hazardous materials such as industrial fuels, oils, and solvents may be stored at the site during construction. If it is necessary to store such material in reportable quantities, the operator and/or contractor would have to prepare and submit a hazardous materials business plan to the Shasta County Environmental Health Division for review and approval. The conditions of approval for the project would include a standard condition requiring compliance with this regulatory requirement. Therefore, the project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- d) The project is not located on a site which is included on a list of hazardous materials sites and would not create a significant hazard to the public or the environment. The project site is not included on the list of hazardous materials sites compiled by the California Department of Toxic Substances Control.
- e) The project is not located within an airport land use plan or within two miles of a public airport or public use airport.
- f) The project is not located within the vicinity of a private airstrip.
- g) A review of the project and the County of Shasta Multi-Hazard Functional Plan indicates that the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- h) The Shasta County Fire Department has indicated that the project is located in an area which is designated a "VERY HIGH" fire hazard severity zone. The proposed building meets the required fire safety setbacks. The development would be required to comply with Shasta County Fire Department defensible space regulations and meet requirements for fire protection water including placement of a fire hydrant that meets fire flow standards within 750 feet of the proposed building.

**Mitigation/Monitoring:** None proposed.

VIII. 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?			✓	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a new deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?		✓		
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?		✓		
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			✓	
f) Otherwise substantially degrade water quality?			✓	
g) Place housing within 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j) Inundation by seiche, tsunami, or mudflow?				✓

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

- a) The project would not violate any water quality standards or waste discharge requirements. 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 is likely to disturb more than an acre of land therefore the applicant may also be required to prepare 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 also include specific erosion control methods and monitoring requirements. Through adherence to construction standards, including erosion and sediment control measures, water quality and waste discharge standards will not be violated.
- b) The applicant proposes to annex to County Service Area #13 (CSA) for the provision of water service for potable use, landscaping, and fire protection. The CSA has indicated that there is currently adequate capacity to serve the project from its existing groundwater source. The existing restaurant is served by two existing wells. A restaurant can typically use 40 gallons of water per seat per day while a retail store may use as much as 45 gallons per employee per day. The retailer that would occupy the proposed retail store would on a typical day have a total of six employees working at the site over two shifts. This level of staffing would result in the use of approximately 270 gallons per day. This usage would be roughly equivalent to a restaurant that provides seating for seven. The existing restaurant building is large enough to accommodate more than seven seats. Landscaping required for the project would have to comply with water efficiency standards of the model Water Efficient Landscape Ordinance and would therefore be designed to minimize water usage. Therefore, it is likely that the proposed project and discontinuance of the existing approved use would result in an appreciable net reduction or approximate balance in water use. Therefore, the project is unlikely to result in a substantial depletion

of groundwater supplies or interfere substantially with groundwater recharge.

- c-d) The project incorporates on-site detention of storm water which is designed to both minimize the volume and control the timing of storm water discharge. Drainage will be dispersed directly to landscaped areas or to a shallow detention basin which will meter out and direct storm water to a landscaped area. Storm water will then be directed from the landscaped areas to a culvert that passes under the highway and discharges to existing drainage features on the south side of the highway. This will generally preserve the existing drainage pattern and not require alteration of the natural drainage courses or substantially alter the existing drainage pattern of the site or area, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Incorporation of the proposed detention basin and parking area drainage facilities will reduce peak flows from the project site during storm events below existing levels.
- e-f) The project incorporates on-site detention of storm water which is designed to both minimize the volume and control the timing of storm water discharge. The proposed detention features at the site will be designed and constructed in a manner that would not create or contribute runoff water which would exceed the capacity of existing storm water drainage systems. The existing parking area and buildings are potential sources of polluted run-off. The project would create additional areas of impervious surface with the potential for contributing pollutants to storm water. However, the contribution from the existing impervious surfaces at the site is uncontrolled. The proposed storm water features of the project, including the detention basin and directing storm water to landscaped area prior to discharge from the site will reduce the off-site transport of pollutants from the parking area and building.
- g-h) The project site is not located within a flood hazard boundary.
- i) There are no levees, dams, or impoundments within or upstream from the project area which would create flooding in the event of levee or dam failure.
- j) The project is not located near a large lake or the ocean so would not be subject to seiche or tsunamis. It is not located on or near a mountainside or hillside which is subject to mudflows.

**Mitigation/Monitoring:** With the mitigation measures being proposed, the impacts on hydrology and water quality to a less-than-significant level.

1) Prior to issuance of a building permit the applicant shall submit final plans for the proposed on-site detention facilities, including information prepared by a California Registered Professional Engineer demonstrating that the final design of on-site detention facilities will reduce any projected increase in peak run-off flows to a level that is equal to or less than peak run-off flows generated by the existing site conditions during a local 10-year, 25-year, and 100-year model storm event.

IX. <u>LAND USE AND PLANNING</u> - 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) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				✓
c) Conflict with any applicable habitat conservation plan or natural community 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) The project does not include the creation of any road, ditch, wall, or other feature which would physically divide an established community.
- b) The majority of the site is in the Mixed Use (MU) zone district. A small portion of the site is in the Rural Residential (R-R) zone district. The R-R zone district is inconsistent with the underlying Mixed Use (MU) General Plan designation of the project site. State planning and zoning laws direct that such inconsistencies be corrected to reflect the General Plan. The proposed rezoning of the 0.24-acre portion of the site would correct this inconsistency. The project is consistent with the MU General Plan land use designation and the MU zone district of the project site. The project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.
- c) There is 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: None proposed.

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

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

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

Mitigation/Monitoring: None proposed.

<b>XI. NOISE</b> – Would the project result in:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				✓
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels				✓
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		
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 expose people residing or working in the project area to excessive noise levels?				✓
f) For a project within the vicinity of a private airstrip, 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 General Plan Noise Standards for projects including new non-transportation noise sources is 55 dBA Leq, (hourly average noise level in decibels) daytime (7:00 a.m. to 10 p.m.), and 50 dBA Leq, nighttime (10:00 p.m. to 7:00 a.m.) at a point 100-feet from residences in a rural area. The nearest noise sensitive use is a residence approximately 200-feet north of the project site. Primary project noise sources would include vehicular traffic, pedestrian activity and roof mounted HVAC. Noise from vehicular traffic and pedestrian activity would be similar in volume and character to that of the existing restaurant use and other commercial uses in the

vicinity. The intermittent nature and limited duration on noise generated by on-site customer vehicles and pedestrian activity is unlikely to create significant noise concerns or exceed General Plan noise standards. Noise generated by the roof mounted HVAC system is discussed in section d) below.

- b) The project will included the use of heavy equipment and perhaps the use of compaction equipment such as plate or “jumping jack” compactors. 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.
- c-d) As discussed above is unlikely to result in significant noise concerns or noise in excess of General Plan standards, particularly from vehicular traffic or pedestrian movements. In order to ensure that the proposed HVAC units do not create a significant noise issue the applicant shall prior to approval of the building permit for the structure information including, but not limited cut sheets that indicate the noise level generated by the HVAC equipment will in operation. If there is potential for the HVAC units to generate noise levels in excess of General Plan noise standards the applicant shall provide a professional noise analysis and appropriate mitigation recommendations including but not limited to relocation of the units and/or acoustical screening on enclosure of the units such that they are made to conform to the noise standards. The loading dock at the northeast corner of the building would not be screened or incorporate other physical measures to minimize noise during deliveries. In order to minimize noise disturbances from deliveries, it is recommended that deliveries take place during the daytime hours (between 7 a.m. and 10 p.m.) and loading/unloading be accomplished through the use of pallet jacks, dollies and other non-motorized equipment. Noise from construction of the improvements would temporarily increase ambient noise levels in the vicinity. In order to reduce potential impacts from construction noise it is recommended that construction activities be limited to the daylight hours between 7:00 a.m. and 7:00 p.m. and be prohibited on Sundays and Federal holidays. These measure would reduce permanent and temporary increases in ambient noise levels in the project vicinity to a less-than-significant level.
- e) The project is not located within an airport land use plan or within two miles of a public airport or public use airport.
- f) The project is not located within the vicinity of a private airstrip.

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

- 1) Prior to approval of the building permit for the retail building the applicant shall submit cut sheets and/or other manufacturer data that indicates the noise level generated by the HVAC equipment will in operation. If there is potential for the HVAC units to generate noise levels in excess of General Plan noise standards the applicant shall provide a professional noise analysis and appropriate mitigation recommendations including but not limited to relocation of the units and/or acoustical screening on enclosure of the units such that they are made to conform to the noise standards prior to issuance of the plan and shall incorporate the recommendation in the building plans for the project.
- 2) Delivery of goods to the store shall take place during the daytime hours (between 7 a.m. and 10 p.m.) and loading/unloading be accomplished through the use of pallet jacks, dollies and other non-motorized equipment.
- 3) Construction activities shall be limited to the daylight hours between 7:00 a.m. and 7:00 p.m. and be prohibited on Sundays and Federal holidays.

<b>XII. POPULATION AND HOUSING</b> – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Induce substantial 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 housing, necessitating the construction of replacement housing elsewhere?				✓
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓

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

- a) The applicant has indicated that the project would create 10 to 12 full and part-time jobs when complete and in operation. Some temporary employment may be created during the construction phase. Overall the project would not create temporary or permanent jobs in numbers that would be expected to induce substantial population growth in an area, either directly or indirectly
- b) The project would not displace any existing housing, necessitating the construction of replacement housing elsewhere.

c) The project would not displace any number of people.

**Mitigation/Monitoring:** None proposed.

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

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

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

**Fire Protection:**

The project is located in a "VERY HIGH" fire hazard severity zone. However, no significant additional level of fire protection is necessary. Additional fire hydrants will be installed according to the County Fire Safety Standards.

**Police Protection:**

The County has a total of 147 sworn and 119 non-sworn County peace officers (Sheriff's deputies) for the County population of 71,091 (Calif. Dept. of Finance, Official State Estimates as of May 2009) persons in the unincorporated area of the County. The project is not expected induce substantial growth in the area. The project is located in the core commercial/service area of the Shingletown West Rural Community Center. The project would support police protection through payment of development impact fees and sales tax. The project would not impact to warrant any additional sworn or non-sworn peace officers.

**Schools:**

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

**Parks:**

The County does not have a neighborhood parks system.

**Other public facilities:**

The applicant proposes to annex to the County Service Area #13 (CSA) for provision of water service. The CSA has indicated that it has existing capacity capable of providing water service to the project. The CSA has also indicated that only minor improvements including a relatively short extension of the existing water service line and installation of a meter service and fire hydrant would be needed to provide water for potable use, landscaping, and the fire protection. Given the minor scope of these improvements it is not expected that construction of water system improvements to serve the project would result in significant environmental impacts.

**Mitigation/Monitoring:** None proposed.

<b>XIV. RECREATION:</b>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓

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

- a) The 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.

<b>XV. TRANSPORTATION/TRAFFIC:</b> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?			✓	
b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highway?				✓
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		✓		
e) Result in inadequate emergency access?				✓
f) Result in inadequate parking capacity?				✓
g) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)?				✓

**Discussion:** Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, and a Traffic Memorandum prepared for the applicant by KD Anderson and Associates, Inc., the following findings can be made:

- a) The project would be expected to generate approximately 62 vehicle trips per day based on traffic generation rates for a variety store as determined in the Institute of Traffic Engineers Trip Generation Manual (9th Edition). Of these trips 50% are assumed to be passerby trips (vehicles that were already in route to other destinations) for a total of approximately 31 new vehicle trips per a day with the proposed retail store as their primary destinations of these 31 trips some would be likely diverted from making a longer trip to access similar goods and services at the nearest commercial center in the community of Palo Cedro approximately 21 miles to the west.

Traffic loads from the project would utilize County maintained Emigrant Trail and State-maintained State Highway 44. The Department of Public Works has indicated that this would not produce a significant increase in traffic. The project would not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The project would not generate enough traffic to significantly reduce the volume-to-capacity ratio of adjacent roadways to a reduced level of service.

- b) There is no County congestion management agency, and no level-of-service established by such an agency.
- c) The project would not result in a change in air traffic patterns.
- d) The applicant has requested that Caltrans permit right in/right out truck traffic at the proposed State Highway 44 project driveway encroachment. Caltrans will require that the applicant shorten the left turn lane at westbound Highway 44 and Emigrant Trail and stripe the highway to indicate that left hand turns are prohibited from the driveway encroachment. Due to the potential increase in turning movements at the Highway 44/Emigrant Trail intersection, Caltrans has also recommended that a street lamp be installed at the intersection. With these recommended mitigation measures, the potential traffic safety impacts of the project would be less-than-significant.
- e) The project has been reviewed by the Shasta County Fire Department which has determined that there is adequate emergency access. The project would not result in inadequate emergency access. Emergency access to the project is provided by the following roadways: Emigrant Trail and State Highway 44.
- f) Based on the size and type of use, on-site parking, including 46 spaces, would be provided as required by Chapter 17.86 of the Shasta County Code.
- g) The project would not conflict with adopted policies, plans or programs supporting alternative transportation.

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

- 1) Prior to issuance of a building permit, the applicant shall obtain an encroachment permit for construction of the right turn in/right turn out driveway encroachment on proposed on State Highway 44. All requirements the encroachment permit shall be completed prior to final inspection and issuance of certificate of occupancy for the retail building.
- 2) Prior to issuance of a Certificate of Occupancy the applicant shall obtain a Caltrans encroachment permit for all work to be done in the state highway right of way. The encroachment permit will include the requirements to construct the highway connection restricting traffic movements to right in and right out. Improvements will also include changes to the highway striping at the proposed highway connection and the Emigrant Trail/highway intersection. The applicant is also required to install a luminaire at the Emigrant Trail/highway intersection. Shared energy costs shall also be required for the luminaire.

<b>XVI. UTILITIES AND SERVICE SYSTEMS:</b> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				✓
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
d) Have sufficient water supplies available to serve the project which serves or may serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			✓	
e) 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?				✓
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				✓
g) Comply with Federal, State, and local 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) On-site septic systems will be used. The project has an identified site for sewage disposal. The applicant will be required to demonstrate that the project soils can support a standard or non-conventional system prior to approval of a building permit. No other wastewater treatment system would be affected by the project.
- b) The applicant proposes to annex to the County Service Area #13 (CSA) for provision of water service. The CSA has indicated that it has existing capacity capable of providing water service to the project. The CSA has also indicated that only minor improvements including a relatively short extension of the existing water service line and installation of a meter service and fire hydrant would be needed to provide water for potable use, landscaping, and the fire protection. Given the minor scope of these improvements it is not expected that construction of water system improvements to serve the project would result in significant environmental impacts.

On-site septic systems will be used. The project has an identified site for sewage disposal. The applicant will be required to demonstrate that the project soils can support a standard or non-conventional system prior to approval of a building permit. No other wastewater treatment system would be affected by the project.

- c) The project would result in the construction of new on-site drainage facilities, including the parking area surface and curbing, storm drains, a detention basin, and landscaped bioswale. On-site drainage features will discharge to existing off site drainage facilities. Construction of the on-site facilities would be accomplished with typical construction methods, the impacts of which have been discussed throughout this document. The construction of these on-site facilities is not expected to create significant impacts.
- d) Water service for the project is to be proposed to be provided through annexation to the County Service Area #13 (CSA). The CSA is responsible for review of groundwater supplies prior to approving the water supply for the project. The CSA has indicated that it has the adequate capacity to serve the project.
- e) On-site septic systems will be used. The project has an identified site for sewage disposal. The applicant will be required to demonstrate that the project soils can support a standard or non-conventional system prior to approval of a building permit. No other wastewater treatment system would be affected by the project.
- f) The project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.
- g) The project would comply with Federal, State, and local statutes and regulations related to solid waste.

**Mitigation/Monitoring:** None proposed.

<b>XVII. MANDATORY FINDINGS OF SIGNIFICANCE:</b>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Does the project have the potential to 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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓		
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		✓		

**Discussion:**

- a) Based on the discussion and findings in Section IV. Biological Resources, there is evidence to support a finding that the project would have the potential to 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 reduce the number or restrict the range of a rare or endangered plant or animal.

With the mitigation measures being discussed, proposed and referenced in Section IV. Biological Resources, the impacts will be

less-than-significant.

Based on the discussion and findings in Section V. Cultural Resources, there is 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.

With the mitigation measures being discussed, proposed and referenced in Section V. Cultural Resources, the impacts will be less-than-significant.

- b) Based on the discussion and findings in all Sections above, there is no evidence to suggest that the project would have impacts that are cumulatively considerable.
- c) Based on the discussion and findings in all Sections above, there is 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.

With the mitigation measures being discussed, proposed and referenced in Section I. Aesthetics, Section III. Air Quality, Section IV. Biological Resources, Section V. Cultural Resources, Section VI. Geology and Soils, Section VIII. Hydrology and Water Quality, Section XI. Noise, and Section XV. Transportation and Traffic, the impacts of the project will be less-than-significant.

**Mitigation/Monitoring:** With the mitigation measures being proposed, the 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 15-003 and Zone Amendment 15-002 – Willis/Herrera

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

1. Traffic Impact Assessment, KD Anderson and Associates, March 23, 2015.
2. Geotechnical Engineering Investigation, EAS Professionals, March 26, 2015.
3. Delineation of Water of the U.S., Tehama Environmental Solutions, June 2015.
4. Cultural Resources Inventory, ENPLAN, November 2015.
5. Survey for Special Status Vascular Plants, Dittes and Guardino Consulting, January 2016.
6. Preliminary Grading/Drainage Plan, PACE Engineering, January 9, 2016.
7. Preliminary Hydrographic Analysis of Detention Facilities, PACE Engineering, January, 21, 2016.
8. Fire Protection Water Flow Test and Model Calculations, PACE Engineering, January 22, 2016.

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

1. California Department of Fish and Game

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

## SOURCES OF DOCUMENTATION FOR INITIAL STUDY CHECKLIST

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

### GENERAL PLAN AND ZONING

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

### ENVIRONMENTAL IMPACTS

#### I. AESTHETICS

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

#### II. AGRICULTURAL RESOURCES

1. Shasta County General Plan, Section 6.1 Agricultural Lands.
2. 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, 2006 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 Game.
3. Natural Diversity Data Base Records of the California Department of Fish and Game.
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 Game.
7. Natural Diversity Data Base Records of the California Department of Fish and Game.

#### 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. 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.

#### VII. HAZARDS AND HAZARDOUS MATERIALS

1. Shasta County General Plan, Section 5.4 Fire Safety and Sheriff Protection, and Section 5.6 Hazardous Materials.
2. County of Shasta Multi-Hazard Functional Plan
3. Records of, or consultation with, the following:
  - a. Shasta County Department of Resource Management, Environmental Health Division.
  - b. Shasta County Fire Prevention Officer.
  - c. Shasta County Sheriff's Department, Office of Emergency Services.

- d. Shasta County Department of Public Works.
- e. California Environmental Protection Agency, California Regional Water Quality Control Board, Central Valley Region.

#### **VIII. 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.

#### **IX. 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.

#### **X. MINERAL RESOURCES**

1. Shasta County General Plan Section 6.3 Minerals.

#### **XI. NOISE**

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

#### **XII. POPULATION AND HOUSING**

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

#### **XIII. 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.

#### **XIV. RECREATION**

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

#### **XV. 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.

#### **XVI. 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.

**MITIGATION MONITORING PROGRAM (MMP)  
FOR USE PERMIT 15-003 (WILLIS/HERRERA)**

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<b>I. AESTHETICS:</b>			
1) Prior to issuance of a building permit, the applicant shall submit building elevation plans for the building to the Shasta County Planning Division for review and approval. Said building elevation plans shall be consistent with the elevation plans approved for the project.	Prior to Issuance of Building Permit Final Inspection of Building Permit In Perpetuity	Planning Division	
2) Prior to issuance of a building permit, the applicant shall submit landscaping plans to the Shasta County Planning Division for review and approval. Said landscaping plans shall incorporate California native plants and/or landscape plant materials that are consistent in form and appearance with natural vegetation in the vicinity and shall incorporate and strategically place trees and/or tall shrubs to screen and/or break-up views of east and west facing elevations of the building.	Prior to Issuance of Building Permit Final Inspection of Building Permit In Perpetuity	Planning Division	
3) Prior to issuance of a building permit, the applicant shall a photometric plan and lighting plan, including cut sheet for all exterior lighting fixtures, to the Shasta County Planning Division for review and approval. All decorative lighting fixtures shall be down directed and shielded and all wall pack and parking lot lighting shall be of a full cut-off design. On-site exterior lighting shall be placed on two or more circuits one or more of which shall be controlled by a timer(s) set to reduce the number of illuminated exterior light fixtures by 50% or more between the hours of one-hour after the close of business and one-half hour prior to the opening. The photometric plan shall demonstrate that predicted light spillage on adjoining residential properties will not exceed 0.1 foot candles during the nighttime hours between 10 p.m. and 7 a.m.	Prior to Issuance of Building Permit Final Inspection of Building Permit In Perpetuity	Planning Division	
4) All truck drivers delivering goods for sale at the store shall turn off their truck headlights when not in motion.	In Perpetuity	Planning Division	
<b>III. AIR QUALITY:</b>			
1) All exterior project lighting fixtures shall be outfitted with energy efficient light emitting diode (LED) bulbs and, to the greatest extent practical all lighting within the building shall be outfitted with LED bulbs. The use of LED bulbs shall be detailed in lighting plans prepared for review and approval by the Shasta County Planning Division.	Prior to Issuance of Building Permit Final Inspection of Building Permit In Perpetuity	Planning Division	

**MITIGATION MONITORING PROGRAM (MMP)  
FOR USE PERMIT 15-003 (WILLIS/HERRERA)**

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p><b>IV. BIOLOGICAL RESOURCES:</b></p> <p>1) Prior to approval of a building permit the applicant shall submit a project site plan and wetlands protection plan to the Shasta County Planning Division for review and approval. The project site plan shall identify the wetlands features as non-building/non-disturbance areas. The wetlands protection plan shall include a site plan detailing the placement and location of high-visibility construction fencing, silt fencing, straw wattle, and/or other measures to present discharge of soil and sediment to the wetland features, and signage to indicate that the fencing and erosion control have been placed to protect the wetlands features and access and/or activity beyond the fencing is prohibited. The applicant shall call for inspection upon implementation of the plan in the field and prior to commencement of project demolition or construction at the site.</p> <p>2) All earth moving activities for the project shall be conducted during the dry season (May 1st through October 15th).</p> <p>3) All erosion control materials deployed at the site shall be certified weed free. Documentation of in the form of copies of invoices, order forms, contracts or other official documents to verify the use of certified weed free erosion materials at the site shall be provided with all building permit applications involving soil movement and/or prior to final inspection of the applicable building permit.</p>	<p>Prior to Issuance of Building Permit Final Inspection of Building Permit For the Life of the Use Permit</p>	<p>Planning Division</p>	
<p>2) All earth moving activities for the project shall be conducted during the dry season (May 1st through October 15th).</p>	<p>For the Life of the Use Permit</p>	<p>Planning Division</p>	
<p>3) All erosion control materials deployed at the site shall be certified weed free. Documentation of in the form of copies of invoices, order forms, contracts or other official documents to verify the use of certified weed free erosion materials at the site shall be provided with all building permit applications involving soil movement and/or prior to final inspection of the applicable building permit.</p>	<p>Prior to Issuance of Building Permit Final Inspection of Building Permit For the Life of the Use Permit</p>	<p>Planning Division</p>	

**MITIGATION MONITORING PROGRAM (MMP)  
FOR USE PERMIT 15-003 (WILLIS/HERRERA)**

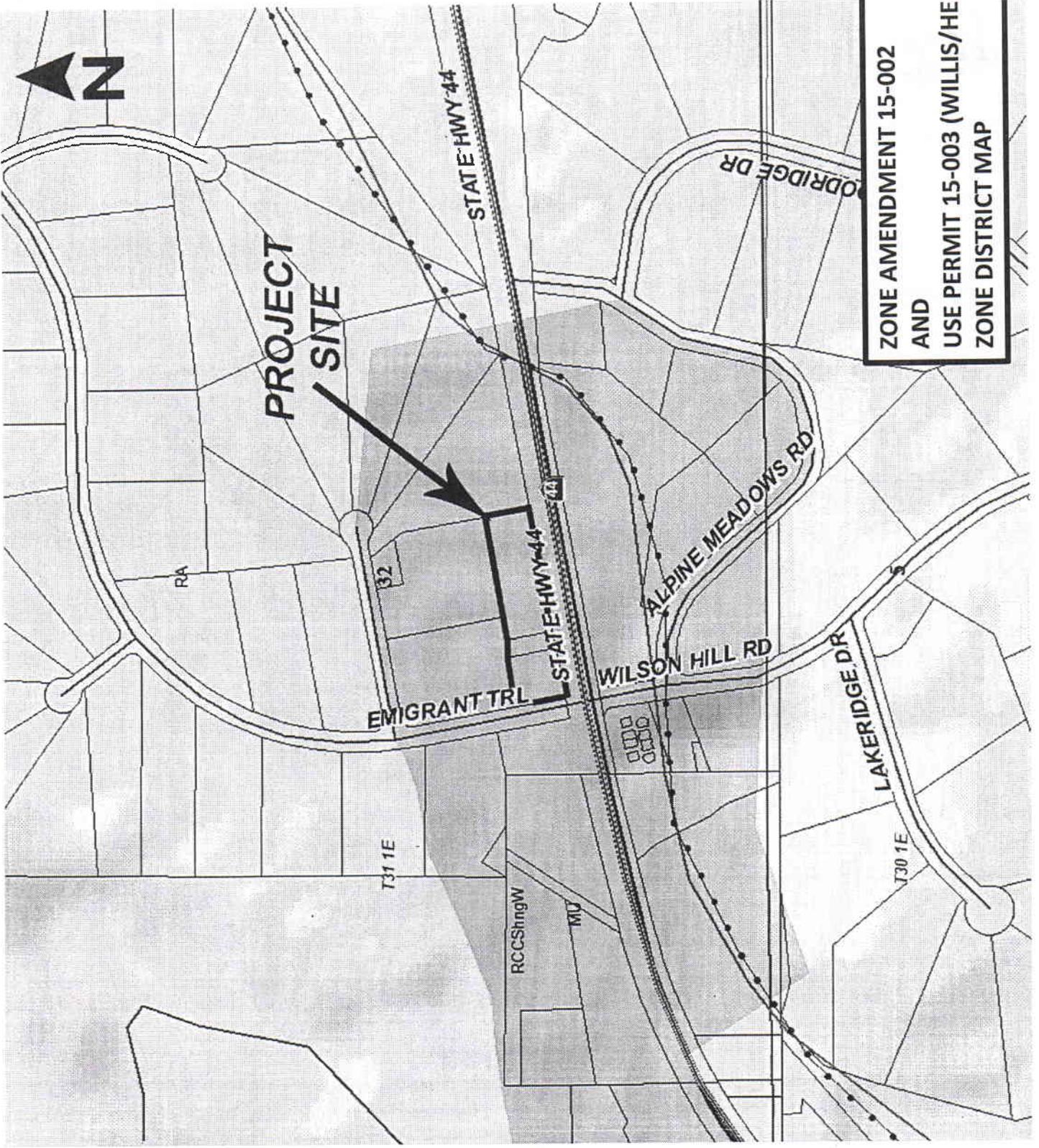
Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p>4) All vegetation removal and ground disturbing activities associated with construction shall be conducted between September 1st through January 31st when birds are not nesting; or if vegetation removal and/or ground disturbing activity is proposed to take place between February 1st and August 31st the applicant shall, prior to commencing such activities, conduct pre-construction surveys for the presence of nesting birds. These surveys shall be conducted by a qualified biologist no more than one-week prior to commencement of such activities. If and active nest more than half completed is discovered during the surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the State of California Department of Fish and Wildlife (DFW). No such activities shall occur within the buffer area until after the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the pre-construction surveys shall be submitted to the Shasta County Planning Division and to DFW at State of California Department of Fish and Wildlife, Attn: CEQA, 601 Locust Street, Redding, CA 96001.</p>	<p>Prior to Issuance of Building Permit Final Inspection of Building Permit For the Life of the Use Permit</p>	<p>Planning Division State of California, Department of Fish and Wildlife</p>	
<p><b>V. CULTURAL RESOURCES:</b></p> <p>1) Prior to issuance of a demolition permit to remove the existing restaurant building and related improvements the applicant shall have prepared and submit a final archeological clearance for the historic building present on the project site. The final archeological clearances shall be prepared by a qualified archeologist who shall conduct further research, evaluation, and recordation of the historical significance of the buildings and make a final determination. If found to be of historical significance, the qualified archeologist shall prepare recommendations and a work plan for the preservation of the historical significance of the structures, including but not production of archival documentation and recordation of the buildings and their significance to be cataloged with the local historical society or other historic preservation agency or group; relocation of the buildings to an appropriate location for preservation; or other means recommended by the qualified archeologist and reviewed and approved by the Shasta County Department of Resource Management.</p>	<p>Prior to Issuance of Building Permit Final Inspection of Building Permit For the Life of the Use Permit</p>	<p>Planning Division</p>	

**MITIGATION MONITORING PROGRAM (MMP)  
FOR USE PERMIT 15-003 (WILLIS/HERRERA)**

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p>2) An archeological monitor shall be on site during demolition of the existing structures and paving to determine if any intact cultural resource material is present beneath the existing building and asphalt. If cultural resources material of significance is found. If human remains are encountered all earth disturbing work within 50 feet shall stop and the County Coroner shall be contacted to determine whether investigation of cause of death is required as well as whether the remains may be Native American in origin. Should Native American remains be discovered, county coroner must contact the Native American Heritage Commission (NAHC). The NAHC will then determine those persons it believes to be most likely descended from the deceased Native American(s). Together with people of most likely descent, a qualified archeologist can make an assessment of the discovery and recommend/implement mitigation measures if necessary.</p> <p>If any previously unevaluated cultural resources (i.e burnt animal bone, midden soils, projectile points, or other humanly-modified lithics, historic artifacts, etc.) are encountered, all earth-disturbing work shall stop within 50 feet of the find until a qualified archeologist can make an assessment of the discovery and recommended/implement mitigation measures necessary.</p>	<p>Prior to Issuance of Building Permit Final Inspection of Building Permit For the Life of the Use Permit</p>	<p>Planning Division</p>	
<p>VI. GEOLOGY AND SOILS:  1) See IV. Biological Resources 2).</p>			
<p>VIII. HYDROLOGY AND WATER QUALITY:  1) Prior to issuance of a building permit the applicant shall submit final plans for the proposed on-site detention facilities, including information prepared by a California Registered Professional Engineer demonstrating that the final design of on-site detention facilities will reduce any projected increase in peak run-off flows to a level that is equal to or less than peak run-off flows generated by the existing site conditions during a local 10-year, 25-year, and 100-year model storm event.</p>	<p>Prior to Issuance of Building Permit Final Inspection of Building Permit For the Life of the Use Permit</p>	<p>Planning Division</p>	

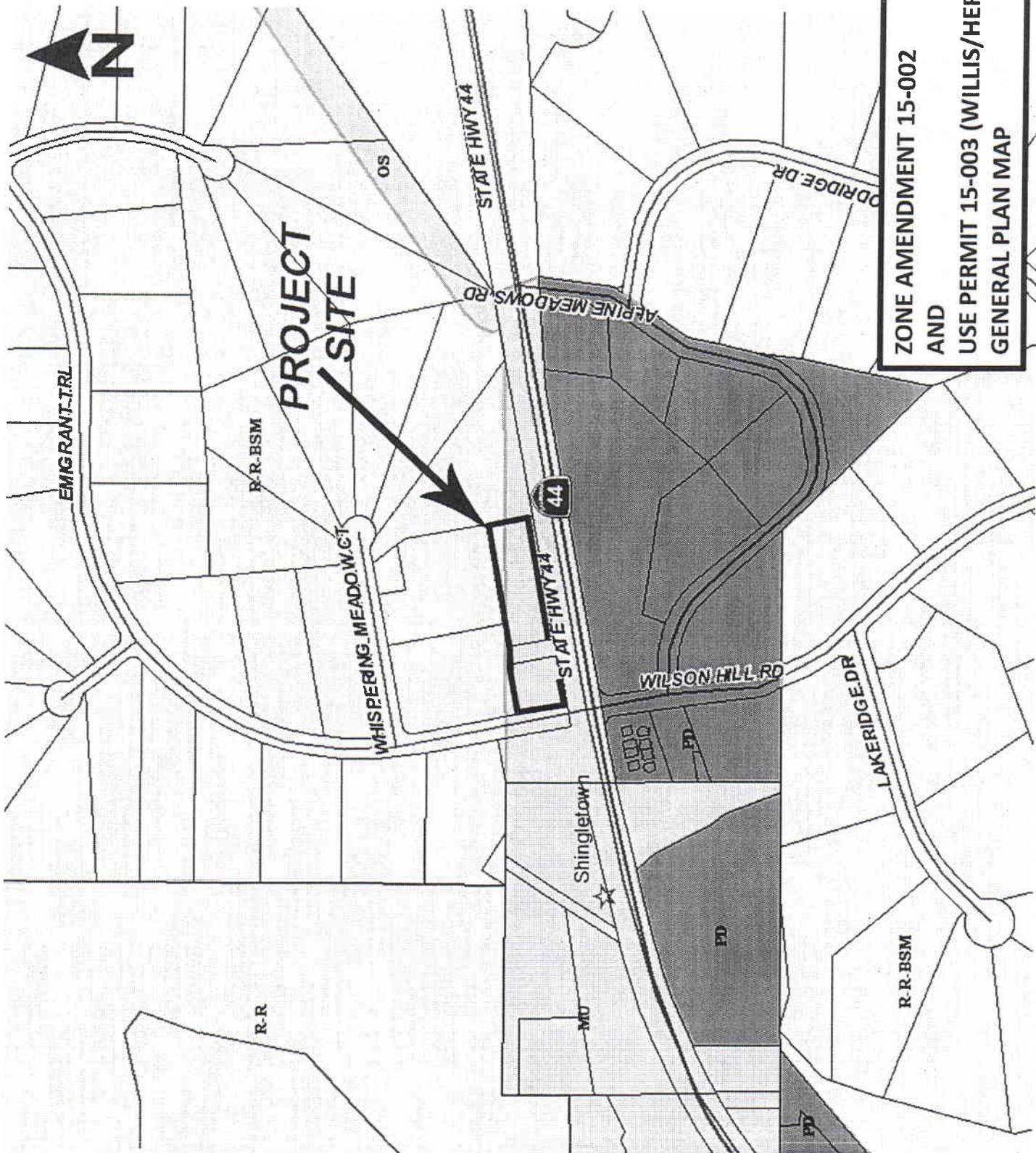
**MITIGATION MONITORING PROGRAM (MMP)  
FOR USE PERMIT 15-003 (WILLIS/HERRERA)**

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p><b>XI. NOISE</b></p> <p>1) Prior to approval of the building permit for the retail building the applicant shall submit cut sheets and/or other manufacturer data that indicates the noise level generated by the HVAC equipment will in operation. If there is potential for the HVAC units to generate noise levels in excess of General Plan noise standards the applicant shall provide a professional noise analysis and appropriate mitigation recommendations including but not limited to relocation of the units and/or acoustical screening on enclosure of the units such that they are made to conform to the noise standards prior to issuance of the plan and shall incorporate the recommendation in the building plans for the project.</p>	<p>Prior to Issuance of Building Permit Final Inspection of Building Permit For the Life of the Use Permit</p>	<p>Planning Division</p>	
<p>2) Delivery of goods to the store shall take place during the daytime hours (between 7 a.m. and 10 p.m.) and loading/unloading be accomplished through the use of pallet jacks, dollies and other non-motorized equipment.</p>	<p>For the Life of the Use Permit</p>	<p>Planning Division</p>	
<p>3) Construction activities shall be limited to the daylight hours between 7:00 a.m. and 7:00 p.m. and be prohibited on Sundays and Federal holidays.</p>	<p>For the Life of the Use Permit</p>	<p>Planning Division</p>	
<p><b>XV. TRANSPORTATION/TRAFFIC:</b></p>			
<p>1) Prior to issuance of a building permit, the applicant shall obtain an encroachment permit for construction of the right turn in/right turn out driveway encroachment on proposed on State Highway 44. All requirements the encroachment permit shall be completed prior to final inspection and issuance of certificate of occupancy for the retail building.</p>	<p>Prior to Issuance of Building Permit Final Inspection of Building Permit For the Life of the Use Permit</p>	<p>Planning Division</p>	
<p>2) Prior to issuance of a Certificate of Occupancy the applicant shall obtain a Caltrans encroachment permit for all work to be done in the state highway right of way. The encroachment permit will include the requirements to construct the highway connection restricting traffic movements to right in and right out. Improvements will also include changes to the highway striping at the proposed highway connection and the Emigrant Trail/highway intersection. The applicant is also required to install a luminaire at the Emigrant Trail/highway intersection. Shared energy costs shall also be required for the luminaire.</p>	<p>Prior to Issuance of Building Permit Final Inspection of Building Permit For the Life of the Use Permit</p>	<p>Planning Division</p>	



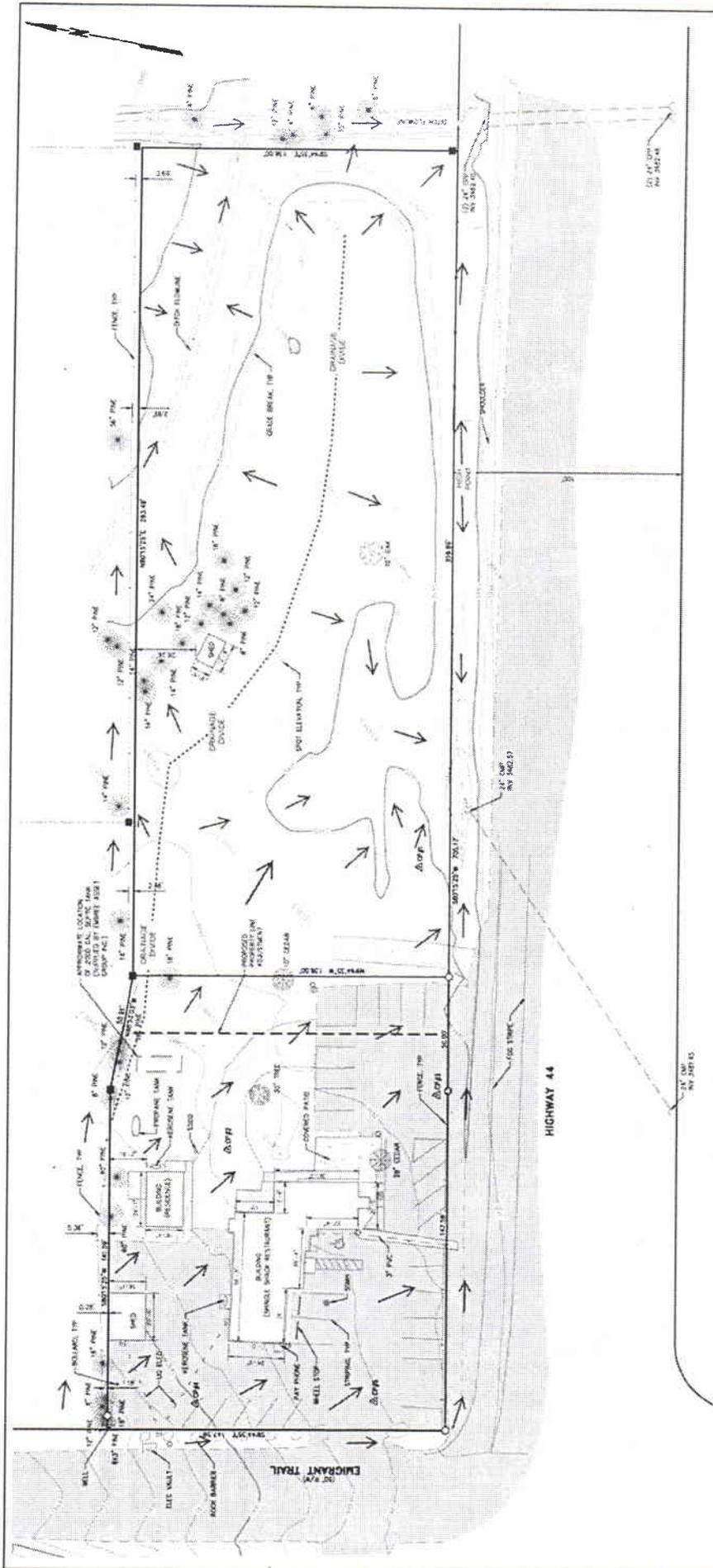
**PROJECT  
SITE**

**ZONE AMENDMENT 15-002  
AND  
USE PERMIT 15-003 (WILLIS/HERRERA)  
ZONE DISTRICT MAP**

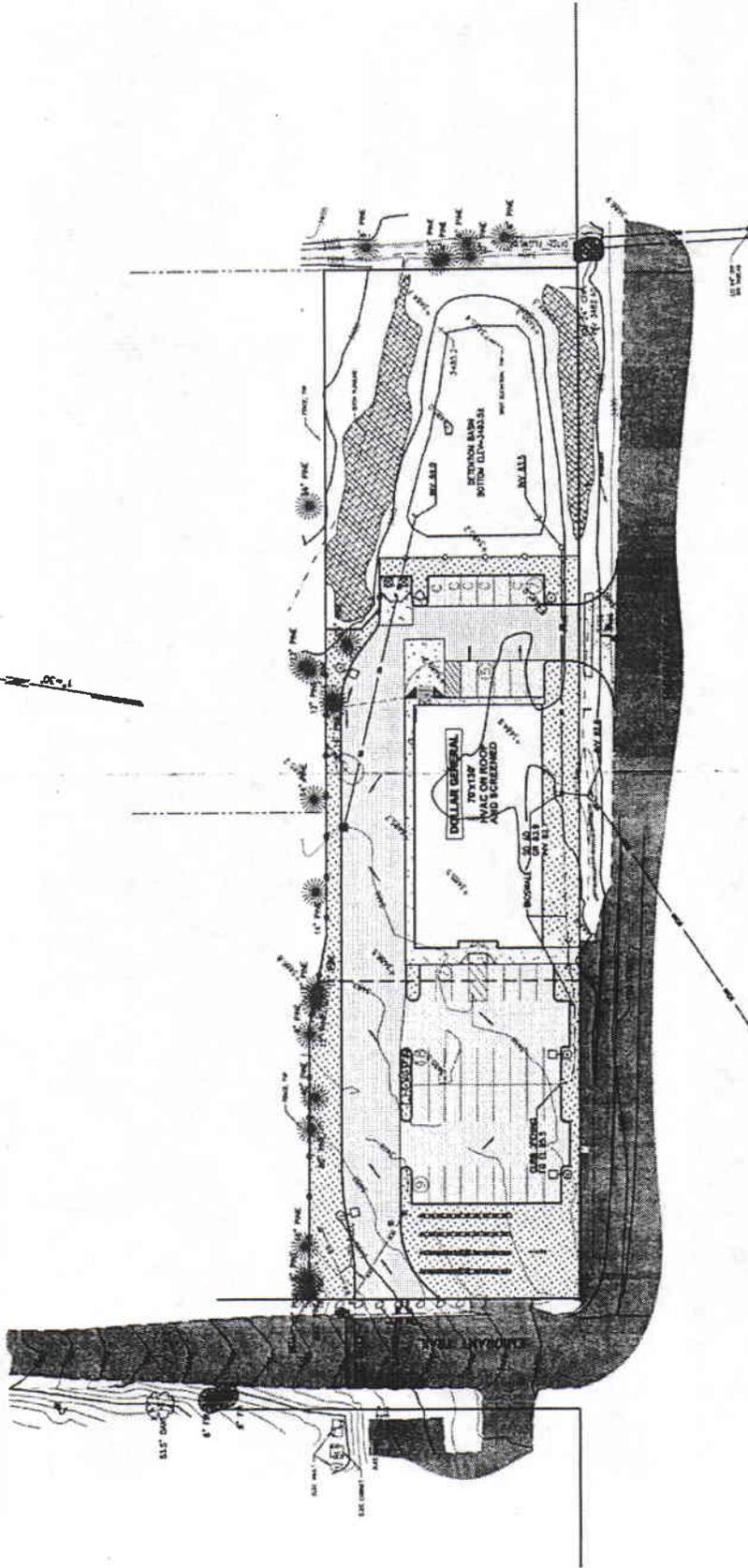


ZONE AMENDMENT 15-002  
AND  
USE PERMIT 15-003 (WILLIS/HERRERA)  
GENERAL PLAN MAP





- SYMBOL LEGEND**
- TIE TO WORKING AS NOTED ON SHEET 1
  - 24" DIA. WOODEN PIPE / ALUMINUM PIPE
  - 12" DIA. WOODEN PIPE
  - 6" DIA. WOODEN PIPE
  - 4" DIA. WOODEN PIPE
  - 2" DIA. WOODEN PIPE
  - 1" DIA. WOODEN PIPE
  - 1/2" DIA. WOODEN PIPE
  - 1/4" DIA. WOODEN PIPE
  - 1/8" DIA. WOODEN PIPE
  - 1/16" DIA. WOODEN PIPE
  - 1/32" DIA. WOODEN PIPE
  - 1/64" DIA. WOODEN PIPE
  - 1/128" DIA. WOODEN PIPE
  - 1/256" DIA. WOODEN PIPE
  - 1/512" DIA. WOODEN PIPE
  - 1/1024" DIA. WOODEN PIPE
  - 1/2048" DIA. WOODEN PIPE
  - 1/4096" DIA. WOODEN PIPE
  - 1/8192" DIA. WOODEN PIPE
  - 1/16384" DIA. WOODEN PIPE
  - 1/32768" DIA. WOODEN PIPE
  - 1/65536" DIA. WOODEN PIPE
  - 1/131072" DIA. WOODEN PIPE
  - 1/262144" DIA. WOODEN PIPE
  - 1/524288" DIA. WOODEN PIPE
  - 1/1048576" DIA. WOODEN PIPE
  - 1/2097152" DIA. WOODEN PIPE
  - 1/4194304" DIA. WOODEN PIPE
  - 1/8388608" DIA. WOODEN PIPE
  - 1/16777216" DIA. WOODEN PIPE
  - 1/33554432" DIA. WOODEN PIPE
  - 1/67108864" DIA. WOODEN PIPE
  - 1/134217728" DIA. WOODEN PIPE
  - 1/268435456" DIA. WOODEN PIPE
  - 1/536870912" DIA. WOODEN PIPE
  - 1/1073741824" DIA. WOODEN PIPE
  - 1/2147483648" DIA. WOODEN PIPE
  - 1/4294967296" DIA. WOODEN PIPE
  - 1/8589934592" DIA. WOODEN PIPE
  - 1/17179869184" DIA. WOODEN PIPE
  - 1/34359738368" DIA. WOODEN PIPE
  - 1/68719476736" DIA. WOODEN PIPE
  - 1/137438953472" DIA. WOODEN PIPE
  - 1/274877906944" DIA. WOODEN PIPE
  - 1/549755813888" DIA. WOODEN PIPE
  - 1/1099511627776" DIA. WOODEN PIPE
  - 1/2199023255552" DIA. WOODEN PIPE
  - 1/4398046511104" DIA. WOODEN PIPE
  - 1/8796093022208" DIA. WOODEN PIPE
  - 1/17592186444416" DIA. WOODEN PIPE
  - 1/35184372888832" DIA. WOODEN PIPE
  - 1/70368745777664" DIA. WOODEN PIPE
  - 1/140737491555328" DIA. WOODEN PIPE
  - 1/281474983110656" DIA. WOODEN PIPE
  - 1/562949966221312" DIA. WOODEN PIPE
  - 1/1125899932422624" DIA. WOODEN PIPE
  - 1/2251799864845248" DIA. WOODEN PIPE
  - 1/4503599729690496" DIA. WOODEN PIPE
  - 1/9007199459380992" DIA. WOODEN PIPE
  - 1/18014398908761984" DIA. WOODEN PIPE
  - 1/36028797817523968" DIA. WOODEN PIPE
  - 1/72057595635047936" DIA. WOODEN PIPE
  - 1/144115191270095872" DIA. WOODEN PIPE
  - 1/288230382540191744" DIA. WOODEN PIPE
  - 1/576460765080383488" DIA. WOODEN PIPE
  - 1/1152921530160766976" DIA. WOODEN PIPE
  - 1/2305843060321533952" DIA. WOODEN PIPE
  - 1/4611686120643067904" DIA. WOODEN PIPE
  - 1/9223372241286135808" DIA. WOODEN PIPE
  - 1/18446744882732271616" DIA. WOODEN PIPE
  - 1/36893489765464543232" DIA. WOODEN PIPE
  - 1/73786979530929086464" DIA. WOODEN PIPE
  - 1/147573959061858128928" DIA. WOODEN PIPE
  - 1/295147918123716257856" DIA. WOODEN PIPE
  - 1/590295836247432515712" DIA. WOODEN PIPE
  - 1/1180591672494865031424" DIA. WOODEN PIPE
  - 1/2361183344989730062848" DIA. WOODEN PIPE
  - 1/4722366689979460125696" DIA. WOODEN PIPE
  - 1/9444733379958920251392" DIA. WOODEN PIPE
  - 1/18889466759178440502784" DIA. WOODEN PIPE
  - 1/37778933518356881005568" DIA. WOODEN PIPE
  - 1/75557867036713762011136" DIA. WOODEN PIPE
  - 1/151115734073427524022272" DIA. WOODEN PIPE
  - 1/302231468146855048044544" DIA. WOODEN PIPE
  - 1/604462936293710096089088" DIA. WOODEN PIPE
  - 1/1208925872587420192178176" DIA. WOODEN PIPE
  - 1/2417851745174840384356352" DIA. WOODEN PIPE
  - 1/4835703490349680768712704" DIA. WOODEN PIPE
  - 1/9671406980699361537425408" DIA. WOODEN PIPE
  - 1/1934281396139873307485096" DIA. WOODEN PIPE
  - 1/3868562792279746614970192" DIA. WOODEN PIPE
  - 1/7737125584559493229940384" DIA. WOODEN PIPE
  - 1/15474251169118986459880768" DIA. WOODEN PIPE
  - 1/30948502338237972919761536" DIA. WOODEN PIPE
  - 1/61897004676475945839523072" DIA. WOODEN PIPE
  - 1/12379400935295189179046144" DIA. WOODEN PIPE
  - 1/24758801870590378358092288" DIA. WOODEN PIPE
  - 1/49517603741180756716018576" DIA. WOODEN PIPE
  - 1/99035207482361513432037152" DIA. WOODEN PIPE
  - 1/198070414964433026864073024" DIA. WOODEN PIPE
  - 1/396140829928866053728146048" DIA. WOODEN PIPE
  - 1/792281659857732107456292096" DIA. WOODEN PIPE
  - 1/158456331971546421491584192" DIA. WOODEN PIPE
  - 1/316912663943092842983168384" DIA. WOODEN PIPE
  - 1/633825327886185685966336768" DIA. WOODEN PIPE
  - 1/1267650655772371371932673536" DIA. WOODEN PIPE
  - 1/2535301311544742743865347072" DIA. WOODEN PIPE
  - 1/5070602623089485487730694144" DIA. WOODEN PIPE
  - 1/10141205246179709755461388288" DIA. WOODEN PIPE
  - 1/20282410492359419510922776576" DIA. WOODEN PIPE
  - 1/40564820984718839021845553152" DIA. WOODEN PIPE
  - 1/81129641969437678043691106304" DIA. WOODEN PIPE
  - 1/162259283938875356087382212608" DIA. WOODEN PIPE
  - 1/324518567877750712174764425216" DIA. WOODEN PIPE
  - 1/649037135755501424349528850432" DIA. WOODEN PIPE
  - 1/129807427151100284869905700064" DIA. WOODEN PIPE
  - 1/259614854302200569739811400128" DIA. WOODEN PIPE
  - 1/519229708604401139479622800256" DIA. WOODEN PIPE
  - 1/1038459417208802278992457600512" DIA. WOODEN PIPE
  - 1/2076918834417604557984915201024" DIA. WOODEN PIPE
  - 1/4153837668835209115969830402048" DIA. WOODEN PIPE
  - 1/8307675337670418231939660804096" DIA. WOODEN PIPE
  - 1/16615350675340836438793321608192" DIA. WOODEN PIPE
  - 1/33230701350681672877586642136384" DIA. WOODEN PIPE
  - 1/66461402701363345755173284272768" DIA. WOODEN PIPE
  - 1/13292280540272671151146568545536" DIA. WOODEN PIPE
  - 1/26584561080545342302293137091072" DIA. WOODEN PIPE
  - 1/53169122161090684604586274182144" DIA. WOODEN PIPE
  - 1/10633824432218136929117254836288" DIA. WOODEN PIPE
  - 1/21267648864436273858234509672576" DIA. WOODEN PIPE
  - 1/42535297728872547716469019345152" DIA. WOODEN PIPE
  - 1/85070595457745095432938038690304" DIA. WOODEN PIPE
  - 1/170141190915490190865876077380608" DIA. WOODEN PIPE
  - 1/340282381830980381731752154761216" DIA. WOODEN PIPE
  - 1/680564763661960763463504309522432" DIA. WOODEN PIPE
  - 1/136112952732392152692700861844864" DIA. WOODEN PIPE
  - 1/27222590546478430538540172368928" DIA. WOODEN PIPE
  - 1/54445181092956861077080344737856" DIA. WOODEN PIPE
  - 1/108890362185913722154160689475712" DIA. WOODEN PIPE
  - 1/217780724371827444308321378951424" DIA. WOODEN PIPE
  - 1/43556144874365488861662677790288" DIA. WOODEN PIPE
  - 1/87112289748730977723325355580576" DIA. WOODEN PIPE
  - 1/174224595497461954466650711161152" DIA. WOODEN PIPE
  - 1/348449190994923908933301422322304" DIA. WOODEN PIPE
  - 1/696898381989847817866602844644608" DIA. WOODEN PIPE
  - 1/139379676397969563573320568928912" DIA. WOODEN PIPE
  - 1/2787593527959391271466401138457824" DIA. WOODEN PIPE
  - 1/557518705591878254293280227315648" DIA. WOODEN PIPE
  - 1/111503741118375650858656455463296" DIA. WOODEN PIPE
  - 1/2230074822367513017173129109126592" DIA. WOODEN PIPE
  - 1/4460149644735026034346258182251808" DIA. WOODEN PIPE
  - 1/8920299289470052068692516364503616" DIA. WOODEN PIPE
  - 1/1784059857894010413738503272907232" DIA. WOODEN PIPE
  - 1/3568119715788020827477006545814464" DIA. WOODEN PIPE
  - 1/71362394315760416549540130916288" DIA. WOODEN PIPE
  - 1/1427247886315208308990802618257152" DIA. WOODEN PIPE
  - 1/2854495772630416617981605236514304" DIA. WOODEN PIPE
  - 1/5708991545260833235963210473028608" DIA. WOODEN PIPE
  - 1/11417982905521666471926420946057152" DIA. WOODEN PIPE
  - 1/2283596581104333294385284189211424" DIA. WOODEN PIPE
  - 1/4567193162208666588770568378422848" DIA. WOODEN PIPE
  - 1/9134386324417333177541136756845696" DIA. WOODEN PIPE
  - 1/1826877264883466635508227313291136" DIA. WOODEN PIPE
  - 1/3653754529766933271016454626582272" DIA. WOODEN PIPE
  - 1/7307509059533866542032909253164544" DIA. WOODEN PIPE
  - 1/1461501811906773308406581850632888" DIA. WOODEN PIPE
  - 1/2923003623813546616813163701265776" DIA. WOODEN PIPE
  - 1/5846007247627093233626327402531552" DIA. WOODEN PIPE
  - 1/1169201449525418647245265480507104" DIA. WOODEN PIPE
  - 1/2338402899050837294490530961014208" DIA. WOODEN PIPE
  - 1/4676805798101674588981061922028416" DIA. WOODEN PIPE
  - 1/9353611596203349177962123844056832" DIA. WOODEN PIPE
  - 1/1870722392440669835592424768811664" DIA. WOODEN PIPE
  - 1/3741444784881339671194849537623328" DIA. WOODEN PIPE
  - 1/748288956976267934238969907524656" DIA. WOODEN PIPE
  - 1/149657791375253588477793981509312" DIA. WOODEN PIPE
  - 1/299315582750507176955587963018624" DIA. WOODEN PIPE
  - 1/598631165501014353911175926037248" DIA. WOODEN PIPE
  - 1/119726233100202870782235192074496" DIA. WOODEN PIPE
  - 1/239452466200405741564470384148992" DIA. WOODEN PIPE
  - 1/478904932400811483128940768297984" DIA. WOODEN PIPE
  - 1/957809864801622966257881536595968" DIA. WOODEN PIPE
  - 1/1915619729603245932515763071991936" DIA. WOODEN PIPE
  - 1/383123945920649186503152614383872" DIA. WOODEN PIPE
  - 1/76624789184129837300630522876776" DIA. WOODEN PIPE
  - 1/153249578368259674601261057535536" DIA. WOODEN PIPE
  - 1/306499156736519349202522115067072" DIA. WOODEN PIPE
  - 1/612998313473038698405044230134144" DIA. WOODEN PIPE
  - 1/122599662694607739681008460268288" DIA. WOODEN PIPE
  - 1/245199325389215479362016920536576" DIA. WOODEN PIPE
  - 1/490398650778430958724033841071552" DIA. WOODEN PIPE
  - 1/980797301556861917448067682143104" DIA. WOODEN PIPE
  - 1/196159460311372383489613536286208" DIA. WOODEN PIPE
  - 1/392318920622744766979227072572416" DIA. WOODEN PIPE
  - 1/784637841245489533958454145144832" DIA. WOODEN PIPE
  - 1/156927568249097906791690830289664" DIA. WOODEN PIPE
  - 1/313855136498195813583381660579328" DIA. WOODEN PIPE
  - 1/627710272996391627166763321158656" DIA. WOODEN PIPE
  - 1/125542054593273325433526644231312" DIA. WOODEN PIPE
  - 1/251084109186546650867053288462624" DIA. WOODEN PIPE
  - 1/502168218373093301734106576925248" DIA. WOODEN PIPE
  - 1/100433643674618660346821315385096" DIA. WOODEN PIPE
  - 1/200867287349237320693642630770192" DIA. WOODEN PIPE
  - 1/401734574698474641387285261540384" DIA. WOODEN PIPE
  - 1/803469149396949282774570523080768" DIA. WOODEN PIPE
  - 1/1606938387933898565549141046161536" DIA. WOODEN PIPE
  - 1/3213876775867797131098282092323072" DIA. WOODEN PIPE
  - 1/6427753551735594262196564184646144" DIA. WOODEN PIPE
  - 1/1285550710467118852393112833292288" DIA. WOODEN PIPE
  - 1/2571101420934237704786225666584576" DIA. WOODEN PIPE
  - 1/5142202841868475409572451333169152" DIA. WOODEN PIPE
  - 1/1028440568373695081914490266638304" DIA. WOODEN PIPE
  - 1/2056881136747390163828980533276608" DIA. WOODEN PIPE
  - 1/4113762275494780327657961066553216" DIA. WOODEN PIPE
  - 1/8227524550989560655315922133106432" DIA. WOODEN PIPE
  - 1/16455049101979121310631844266212864" DIA. WOODEN PIPE
  - 1/3291009820395824262126368853245152" DIA. WOODEN PIPE
  - 1/658201964079164852425273770649024" DIA. WOODEN PIPE
  - 1/1316403928158329704850547541288448" DIA. WOODEN PIPE
  - 1/2632807856316659409701095082576896" DIA. WOODEN PIPE
  - 1/5265615712633318819402190165153792" DIA. WOODEN PIPE
  - 1/1053123142526637763880438033027584" DIA. WOODEN PIPE
  - 1/2106246285053275527760876066055168" DIA. WOODEN PIPE
  - 1/4212492570106551055521752132110336" DIA. WOODEN PIPE
  - 1/8424985140213102111043504264220672" DIA. WOODEN PIPE
  - 1/1684997028042620222208700852841344" DIA. WOODEN PIPE
  - 1/3369994056085240444417401705682688" DIA. WOODEN PIPE
  - 1/6739988112170480888834803411365376" DIA. WOODEN PIPE
  - 1/13479976224340961777673606822706752" DIA. WOODEN PIPE
  - 1/26959952448681923555347213645413504" DIA. WOODEN PIPE
  - 1/53919904897363847110686427290827008" DIA. WOODEN PIPE
  - 1/10783980979472769422137254558154016" DIA. WOODEN PIPE
  - 1/2156796195894553884427445111710232" DIA. WOODEN PIPE
  - 1/4313592391789107768854890223420464" DIA. WOODEN PIPE
  - 1/8627184783578215537709780446840928" DIA. WOODEN PIPE
  - 1/1725436956715643087541956089368176" DIA. WOODEN PIPE
  - 1/3450873913431286175108921378736352" DIA. WOODEN PIPE
  - 1/6901747826862572302221782757472704" DIA. WOODEN PIPE
  - 1/13803495653725144604443564714944096" DIA. WOODEN PIPE
  - 1/27606991307450289208887129289888192" DIA. WOODEN PIPE
  - 1/5521398261490057841777425857977632" DIA. WOODEN PIPE
  - 1/11042796523820115835554511715955264" DIA. WOODEN PIPE
  - 1/22085593047640231671109023431910528" DIA. WOODEN PIPE
  - 1/44171186095280463342218046863821056" DIA. WOODEN PIPE
  - 1/88342372190560926684436093727642112" DIA. WOODEN PIPE
  - 1/176684744381121853368872187455282224" DIA. WOODEN PIPE
  - 1/353369488762243706737744374910564448" DIA. WOODEN PIPE
  - 1/706738977524487413475488749821128896" DIA. WOODEN PIPE
  - 1/141347795504895426895097549642257792" DIA. WOODEN PIPE
  - 1/282695591009790853790195099284515584" DIA. WOODEN PIPE
  - 1/565391182019581707580390198569031168" DIA. WOODEN PIPE
  - 1/1130782364039163415160780397138062336" DIA. WOODEN PIPE
  - 1/2261564728078326830321560794276124672" DIA. WOODEN PIPE
  - 1/4523129456156653660643121588552249344" DIA. WOODEN PIPE
  - 1/904625891231330732128624317710449888" DIA. WOODEN PIPE
  - 1/180925178246266146425724863542099776" DIA. WOODEN PIPE
  - 1/361850356492532292851457270884199552" DIA. WOODEN PIPE
  - 1/723700712985064585702914541768399104" DIA. WOODEN PIPE
  - 1/1447401425970129171405829083536798208" DIA. WOODEN PIPE
  - 1/2894802851940258342811658167073596416" DIA. WOODEN PIPE
  - 1/5789605703880516685623316334147192832" DIA. WOODEN PIPE
  - 1/1157921140776023371124662666829385664" DIA. WOODEN PIPE
  - 1/2315842281552046742249325333658771328" DIA. WOODEN PIPE
  - 1/4631684563104093484488650667317542656" DIA. WOODEN PIPE
  - 1/926336912620818696977730133463508512" DIA. WOODEN PIPE
  - 1/1852673825241637393955460266927016224" DIA. WOODEN PIPE
  - 1/37053476504832747879109205338540324448" DIA. WOODEN PIPE
  - 1/7410695300966549575821841067708064896" DIA. WOODEN PIPE
  - 1/14821390609333091151643682135561297792" DIA. WOODEN PIPE
  - 1/2964278121866618230328736267112555584" DIA. WOODEN PIPE
  - 1/592855624373323646065747253422511136" DIA. WOODEN PIPE
  - 1/1185711248746647321211494506845022272" DIA. WOODEN PIPE
  - 1/2371422497493294642422989013690444448" DIA. WOODEN PIPE
  - 1/4742844994986589284845978027380888896" DIA. WOODEN PIPE
  - 1/9485689989973178569691956054761777792" DIA. WOODEN PIPE
  - 1/1897137997994635713938391210953555584" DIA. WOODEN PIPE
  - 1/3794275995989271427876782421907111136" DIA. WOODEN PIPE
  - 1/758855199197854285575356484381422272" DIA. WOODEN PIPE
  - 1/15177103939571085711507113087628444448" DIA. WOODEN PIPE
  - 1/3035420787914217142301422617256888896" DIA. WOODEN PIPE



- RECEIVED**  
 JAN 22 2018  
 County of Palm Beach  
 Planning & Zoning
- DRAINAGE NOTES:**
1. THE STORM DRAIN OUTLET ON THE SOUTH SIDE OF THE BUILDING BETWEEN THE STORM DRAINAGE LOT AND THE DETENTION BASIN ON THE EAST END OF THE PROJECT.
  2. SURFACE DRAINAGE FROM WEST PARKING LOT WILL BE CONNECTED TO THE DETENTION BASIN ON THE EAST END OF THE PROJECT.
  3. ROOF DRAINS WILL BE CONNECTED TO THE STORM DRAIN SYSTEM.
  4. DETENTION BASIN WILL BE WITH NATURAL GRASSES AND WEEDS TO SERVE AS A FILTER FOR WATER QUALITY CONTROL.

**ZONE AMENDMENT 15-002  
 AND  
 USE PERMIT 15-003 (WILLIS/HERRERA)  
 PRELIMINARY GRADING AND DRAINAGE PLAN**

NOT FOR CONSTRUCTION

SHEET # C1P

PROJECT TITLE:  
**PRELIMINARY  
 GRADING PLAN**

SCALE: AS SHOWN

DRAWN: JL

DATE: JANUARY 8, 2018

PROJECT NO.: 2444-04

**CLIENT:**  
 DOLLAR GENERAL  
 1720 SOUTH STREET  
 PALM BEACH, FL 33480  
 TEL: (561) 844-1376

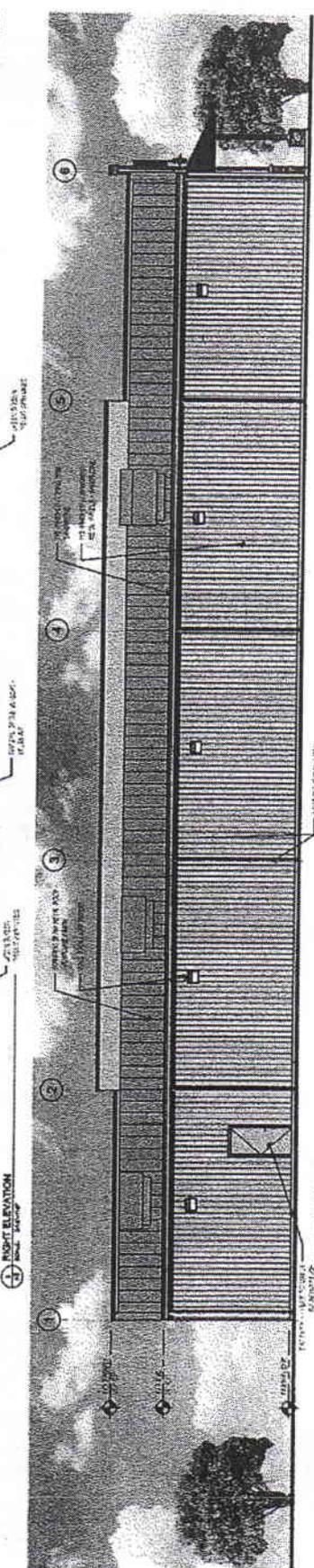
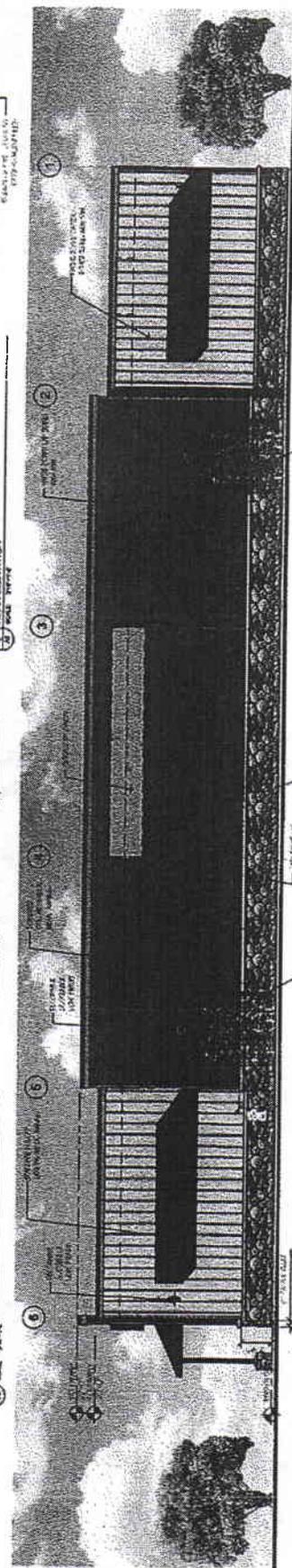
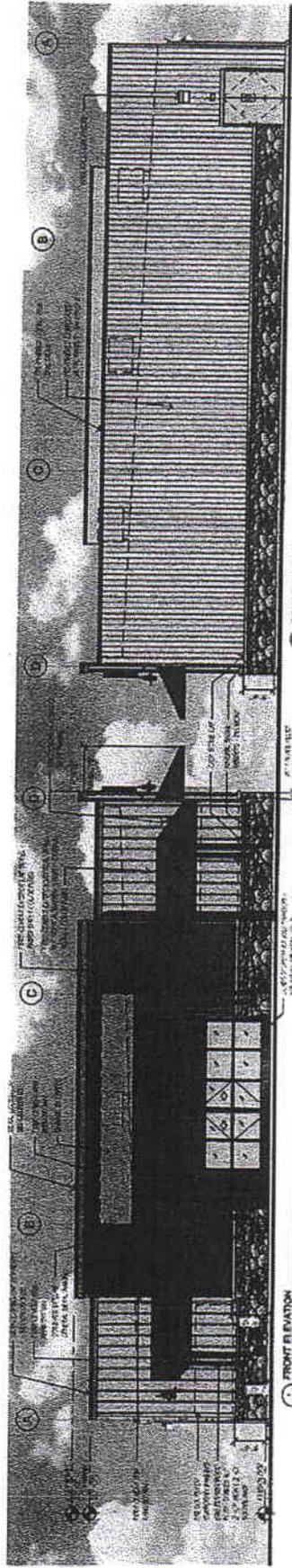


**EMBBREE**  
 Asset Group, Inc.  
 10000 WINDY HILL ROAD  
 PALM BEACH, FL 33411  
 TEL: (561) 844-4000  
 FAX: (561) 844-4000

**DOLLAR GENERAL**  
 Save Time. Save Money. Every day.  
 STORE LOCUS  
 S.W. CORNER OF OLD HWY. 44 & DESCHUTES RD.  
 PALM BEACH, FL 33480

**PACE ENGINEERING**  
 1720 SOUTH STREET  
 PALM BEACH, FL 33480  
 TEL: (561) 844-1376


Print Date: January 22, 2018 - 1:22 pm. User: jlherrera. Project: 2444-04. Drawing: 001. Path: C:\Users\jlherrera\Documents\2444-04\2444-04.dwg. Plot: 2444-04.dwg. Plot Date: 1/22/2018 1:22:00 PM. Plot Scale: 1.0000. Plot Orientation: Landscape. Plot Size: 11.0000 x 17.0000. Plot Units: Feet. Plot Color: Black. Plot Lineweight: 0.2000. Plot Linetype: Solid. Plot Font: Arial, 10.0000. Plot Title: PRELIMINARY GRADING PLAN. Plot Sheet: C1P. Plot Total: 1 of 1. Plot Status: Not for Construction.



**ZONE AMENDMENT 15-002  
AND  
USE PERMIT 15-003 (WILLIS/HERRERA)  
PROPOSED BUILDING ELEVATIONS**

Retail Store



4747 Williams Drive  
Columbus, TX 76833  
Tel 512.819.4700



MOUR GROUP  
ENGINEERING - DESIGN

5395 Riverdale Street  
San Diego, CA 92120  
Tel 619.727.4800

PROPOSED EXTERIOR ELEVATIONS  
December 29, 2015