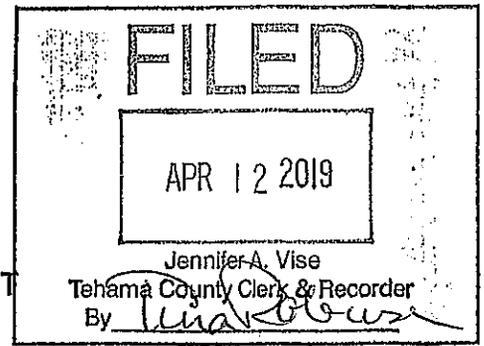




TEHAMA COUNTY PLANNING DEPARTMENT
TEHAMA COUNTY, CALIFORNIA



NOTICE OF INTENT
Adoption of a Negative Declaration for the following:

USE PERMIT No. 19-02; John and Linda Patrick (Owners)

PROJECT DESCRIPTION:

To establish an event center on a 5.23 acre site. The proposed event venue contains 5 existing structures that include a residence, future bridal suite, enclosed walnut huller, enclosed designated office/vendor preparation area and a 3,600 s.f. covered event space. The applicants are proposing an event center that would host 25 events a year with 68 parking space and a maximum anticipated event attendance of 200 people. The event activity area will consist of the Covered Event space (3,600 s.f.), Open Event space (9,000 s.f.) and Ceremony Area (6,000 s.f.). The proposed operating hours of the event venue are between 9:00 am and 10:00 pm on Fridays, Saturdays, and Sundays. Event Venues are permitted within an AG-2 zone (Agricultural) on parcels less than 5 acres upon securing a Use Permit.

LOCATION:

The project site is on the Northeast Corner of Hwy 99E and 9th Avenue. The property is accessed from 99E currently, but the applicants are proposing to establish another access off of 9th Avenue, approximately 200 ft. from the Hwy 99E/9th Ave. intersection. APN 047-050-010.

It has been determined by the Tehama County Planning Department that the above described project will have no significant adverse effect on the environment, and will not substantially increase the demand for county services.

This project has been evaluated through the use of the Tehama County Environmental Impact Check List. Copies of this Declaration are available upon request from the Tehama County Clerk & Recorder's Office.

The Planning Department will be accepting comments on the Negative Declaration from **April 15, 2019 to May 16, 2019.**

Those wishing to comment regarding this Negative Declaration must do so on or before May 16, 2019.

Scot Timboe
Scot Timboe,
Planner III

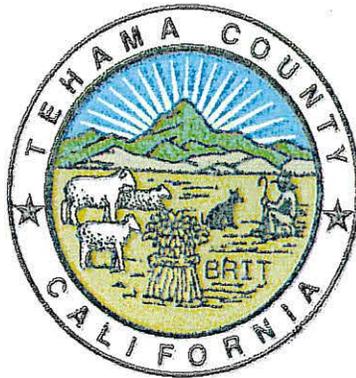
4/12/19
Date

NEGATIVE DECLARATION
 MITIGATED NEGATIVE DECLARATION

2019049096

*Initial Study & Environmental Analysis
For:*

Use Permit #19-02



Prepared By:

COUNTY OF TEHAMA
Planning Department
444 Oak Street
Courthouse Annex, Room I
Red Bluff, CA 96080

(April 12, 2019)

**TEHAMA COUNTY PLANNING DEPARTMENT
ENVIRONMENTAL SIGNIFICANCE CHECKLIST**
Meets requirements of CEQA §15063(d), Initial Study

BACKGROUND

1. **PROJECT TITLE:** Red Barn Event Center-Use Permit #19-02; Ryan Patrick and Danielle Dusina

2. **LEAD AGENCY NAME AND ADDRESS:**
Tehama County Planning Department
444 Oak Street, Room I, Courthouse Annex
Red Bluff, CA 96080
(530) 527-2200
planning@co.tehama.ca.us

3. **CONTACT PERSON:** Scot Timboe, Planner III

4. **APPLICANT/PROJECT PROPONENT NAME AND ADDRESS:**
Ryan Patrick and Danielle Dusina
3 El Cortez Cir.
Chico, CA 95926
Phone Number (530) 518-8468

5. **DESCRIPTION OF PROJECT:**
To establish an event center on a 5.23 acre site. The proposed event venue contains 5 existing structures that include a residence, future bridal suite, enclosed walnut huller, enclosed designated office/vendor preparation area and a 3,600 s.f. covered event space. The applicants are proposing an event center that would host 25 events a year with 68 parking space and a maximum anticipated event attendance of 200 people. The event activity area will consist of the Covered Event space (3,600 s.f.), Open Event space (9,000 s.f.) and Ceremony Area (6,000 s.f.). The proposed operating hours of the event venue are between 9:00 am and 10:00 pm on Fridays, Saturdays, and Sundays.

6. **PROJECT LOCATION:**
The project site is on the Northeast Corner of Hwy 99E and 9th Avenue. The property is accessed from 99E currently, but the applicants are proposing to establish another access off of 9th Avenue, approximately 200 ft. from the Hwy 99E/9th Ave. intersection. APN 047-050-010.

7. **GENERAL PLAN DESIGNATION:**
VFA; Valley Floor Agriculture

8. **ZONING:**
AG-2; Agricultural/Valley District

9. **SETTING AND SURROUNDING LAND USES:**
The project is located just north of Los Molinos along Hwy 99E, east of the Sacramento River. The surrounding land uses are predominately agricultural with single family homes. To the north, south east and west are orchards with single family residence scattered throughout.

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.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

ENVIRONMENTAL DETERMINATION

After Review of the Initial Study, the Environmental Determination:

- Found that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared. See Attached Mitigation Measures & Monitoring Program.
- Found that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- Found 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.
- Found that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Scot Timboe, Planner III

4/9/19
Date:

EXHIBITS

USE PERMIT VICINITY MAP (Exhibit "A")	PAGE 5
USE PERMIT AERIAL (Exhibit "B")	PAGE 6
USE PERMIT SITE PLAN (Exhibit "C")	PAGE 7
USE PERMIT CIRCULATION PLAN (Exhibit "D")	PAGE 8
ZONING MAP (Exhibit "E")	PAGE 9
LAND USE MAP (Exhibit "F")	PAGE 10

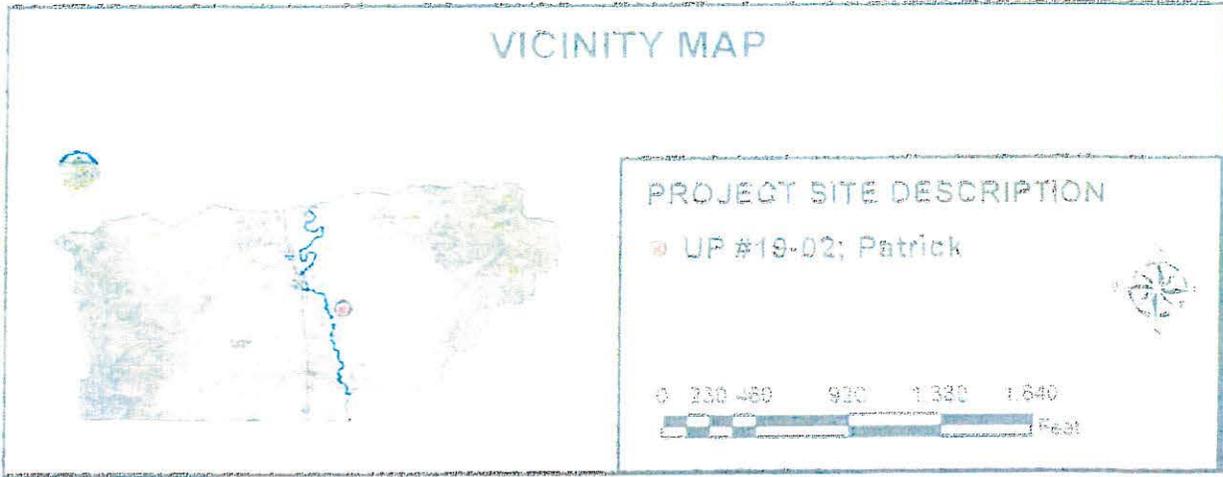
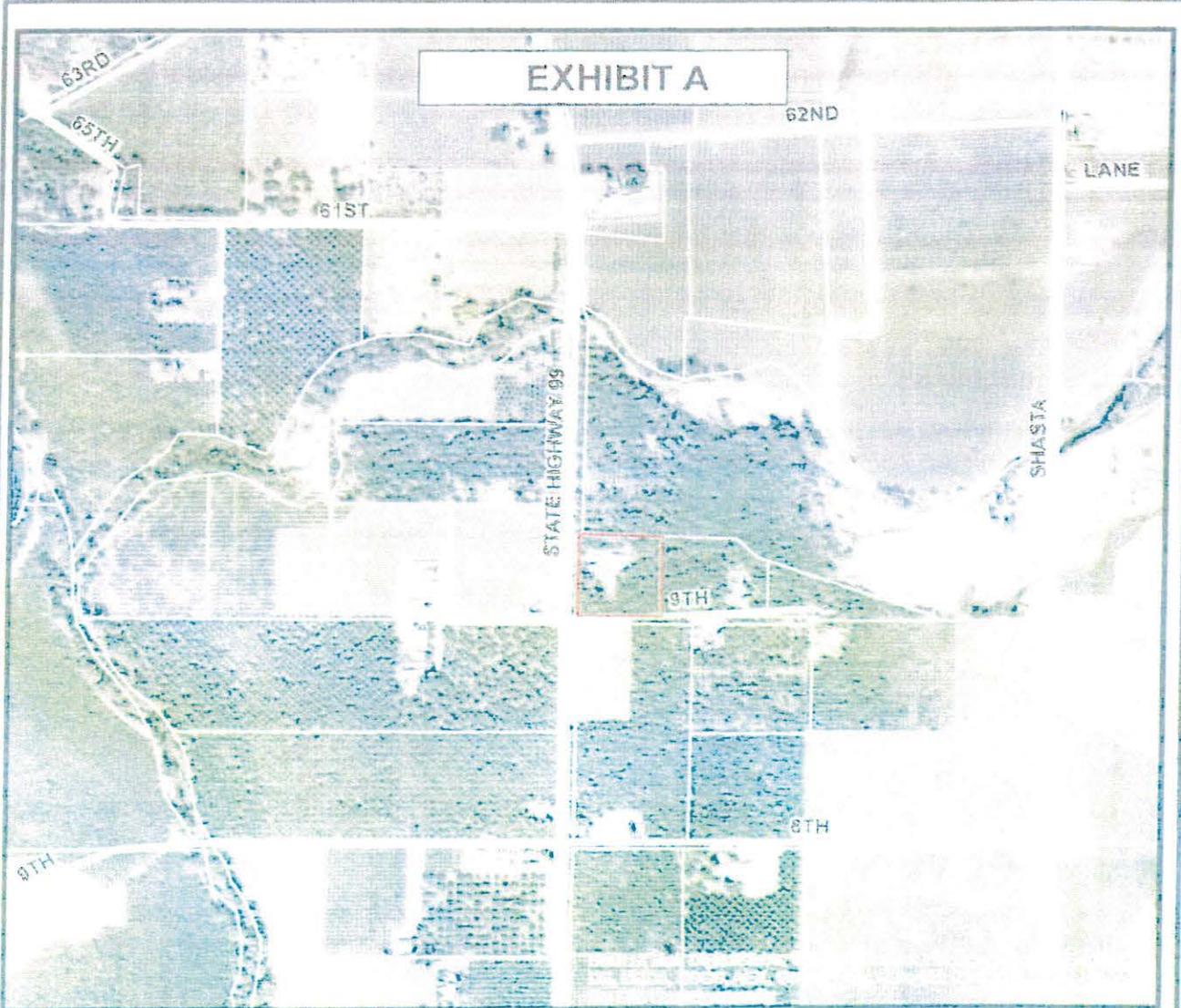


EXHIBIT B



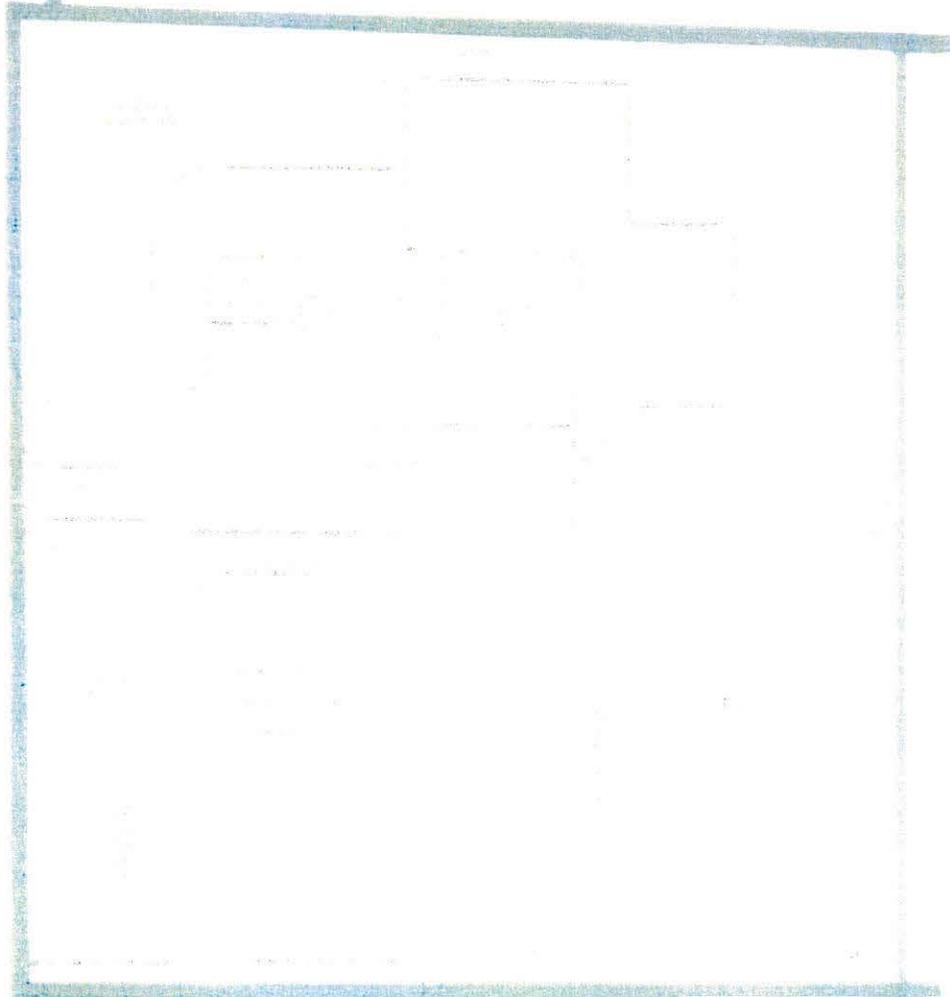
EXHIBIT D

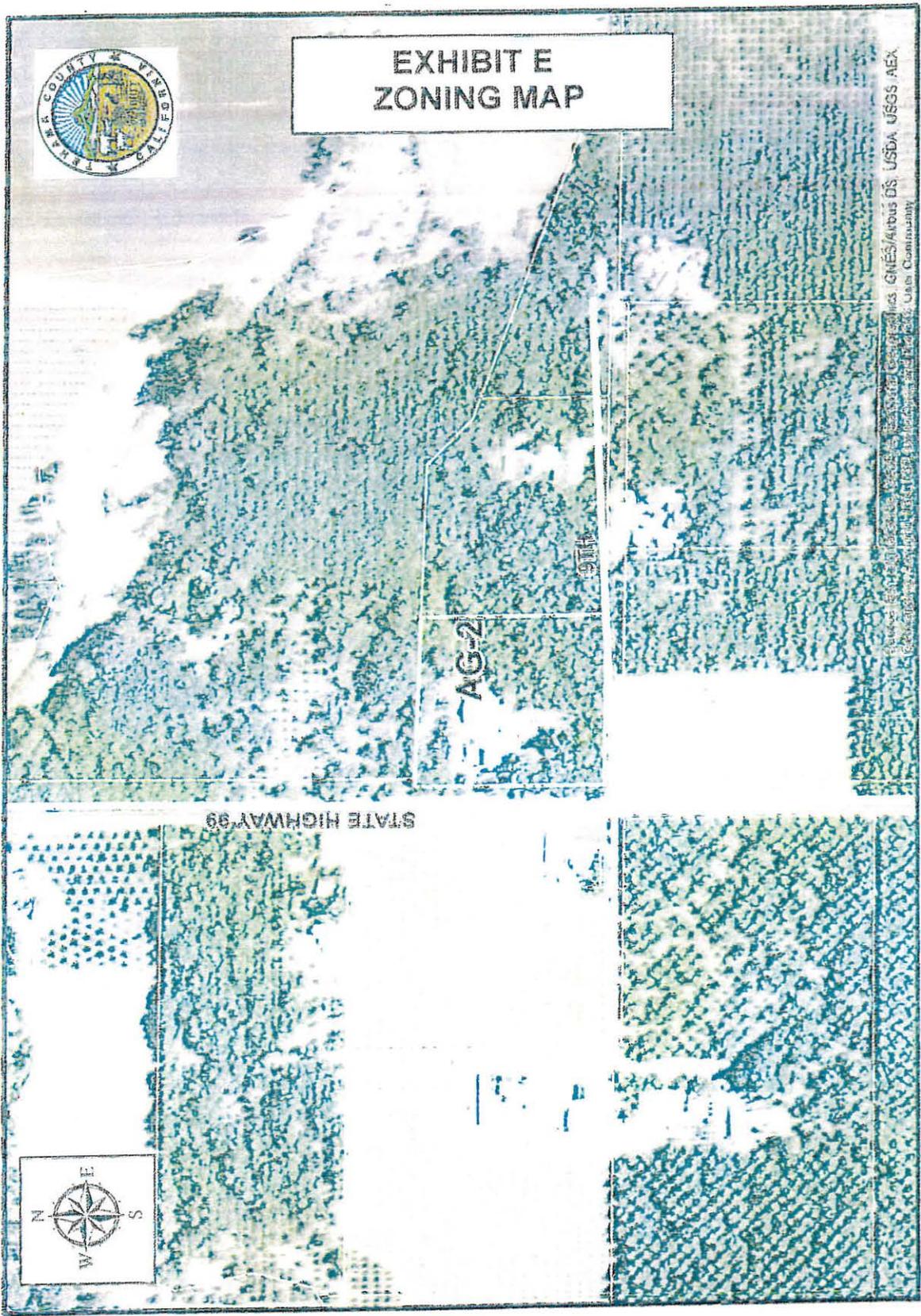
Red Barn Event Center

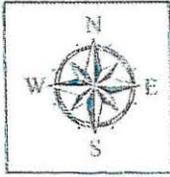
10093 Quince Drive Highway 90E

Las Vegas, NV 89123

EVENT PARKING AND TRAFFIC STUDY







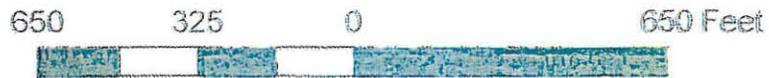
STATE HIGHWAY 99

VFA; VALLEY FLOOR AGRICULTURE

9TH

EXHIBIT F
GENERAL PLAN LAND USE MAP

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomatics, Swisstopo, IGN, IGP, swisstopo, and the GIS User Community



Legend

Project Site

Tehama County
Planning Department

EVALUATION OF ENVIRONMENTAL IMPACTS

This section discusses potential environmental impacts associated with approval of the proposed project.

The following guidance, adapted from Appendix G of the State CEQA Guidelines, was followed in answering the checklist questions:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources cited following each question. A "No Impact" answer is adequately supported if 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 is 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 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 Tehama County Planning Department has determined that a particular physical impact may occur, then the checklist answers will 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 mitigation measures, and a brief explanation as to how they reduce the effect to a less than significant level will follow each issue section (mitigation measures from "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:
 - 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 significance.

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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I. AESTHETICS

Would the project:

a) Have a substantial adverse effect on a scenic vista or scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The project is located just north of Los Molinos along Hwy 99E and east of the Sacramento River. The surrounding land uses are agricultural in nature with orchards and single family residence scattered throughout. The site contains about 3 acres of orchard trees with 5 existing structures that include a residence, future bridal suite, enclosed walnut huller, enclosed designated office/vendor preparation area and a 3,600 s.f. covered event space on 5.23 acres. The applicant intends to establish an event center that will host approximately 25 events a year with 68 parking space and a maximum anticipated event attendance of 200 people. The proposed venue would be accessed off of 9th Avenue and maintain an emergency secondary access of State Route 99E. The closest sensitive receptor would be a residence approximately 500 ft. to the southwest. The venue will be lit with indirect lighting that will only illuminate the immediate vicinity and will not directly shine onto surrounding properties due to the heavy orchard canopy on site. Strings of low voltage LED lights will be placed in the covered event space areas along with white lights placed in the trees surrounding the ceremony area for appropriate visual effects. The parking lot area lighting will be triggered by motion light sensors.

The adopted 2009-2029 Tehama County General Plan Update discusses implementation measures set to preserve the aesthetic quality of Tehama County and encourage new construction projects to minimize alteration to scenic views. A scenic vista is generally defined as a view shed that provides a source of aesthetic value.

- a) **No Impact.** The project is not located within or near a scenic vista.
- b) **No Impact.** The project would not damage scenic resources in the area.
- c) **Less Than Significant Impact.** The project will not degrade the visual character of the site or surroundings. The site currently has 5 existing structures that have been used for commercial purposes at various times throughout the day and night. Any future project must satisfy the Planning Department's standards that would ensure uniformity and cohesiveness with existing uses.
- d) **Less Than Significant Impact.** The project would create new sources of light or glare. However, the 3 acres of tree canopy on the site along with the low voltage indirect light sources would not adversely affect day or nighttime views in the area. New development isn't being proposed on the project site. Any new lighting would be required to comply with a Use Permit and design review criteria.

<i>Potentially Significant Impact (PSI)</i>	<i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i>	<i>Less Than Significant Impact (LTSI)</i>	<i>No Impact (NI)</i>
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II. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. --Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

The site is located within an agricultural area and will only use existing buildings. The project site is not contracted under the Williamson Act. The site contains about 3 acres of orchard trees with 5 existing structures that include a residence, future bridal suite, enclosed walnut huller, enclosed designated office/vendor preparation area and a 3,600 s.f. covered event space on 5.23 acres. The applicant intends to establish an event center that will host approximately 25 events a year with 68 parking space and a maximum anticipated event attendance of 200 people. There are no new structures proposed for the site that will convert any farmland to non-agricultural use. The applicants propose to maintain their small orchard on the parcel, which will help stabilize and retain the existing high quality soils. Furthermore, landscaping will be added to the active event areas, which will help subdue any erosion.

The California Department of Conservation maps and tracks the conversion and use of unique, prime farmland and farmland of importance in the state. This monitoring program is to ensure that class I soils are maintained for agriculture use and urban growth remains buffered from these areas.

- a) **No Impact.** The project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.
- b) **No Impact.** The project will not conflict with existing zoning for agricultural uses including lands contracted with the Williamson Act.
- c) **No Impact.** The project will not conflict with existing zoning for, or cause rezoning of, forest lands, timberland etc.
- d) **No Impact.** The project will not result in the loss of forest land or convert forest-land to non-forest use.
- e) **No Impact.** The project will not involve significant changes to the existing environment.

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to the following determinations. Would the Project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

The project is located just north of Los Molinos along Hwy 99E and east of the Sacramento River. The surrounding land uses are agricultural in nature with orchards and single family residence scattered throughout. The site is relatively flat and slightly slopes to the northeast. The site contains about 3 acres of orchard trees with 5 existing structures that include a residence, future bridal suite, enclosed walnut huller, enclosed designated office/vendor preparation area and a 3,600 s.f. covered event space on 5.23 acres. The applicant intends to establish an event center that will host approximately 25 events a year with 68 parking space and a maximum anticipated event attendance of 200 people. The proposed venue would be accessed off of 9th Avenue and maintain and emergency secondary access of State Route 99E.

Tehama County is considered a non-attainment area for State Ozone and PM₁₀. All new developments in the County are required to pay a standard Air Pollution Control fee (Indirect Source Fee) to help mitigate the effects of new construction and population growth, collected by the Tehama County Air Pollution Control District. Contractors are given the option of paying the Indirect Source fee or provide on or off-site mitigation through Alternative Emission Reduction Plan. There are no proposed structures on the project site at this time and the access road required by the Fire Department will be developed to current standards including gravel with chip seal or asphalt. All parking areas will require gravel surface to reduce fugitive dust. The applicants propose to maintain their small orchard on the parcel, which will help stabilize and retain the existing high quality soils. Furthermore, landscaping will be added to the active event areas, which will help subdue any dust.

- a) **No Impact.** The project will not conflict with or obstruct any applicable air quality plan. Any future projects proposed on the site would be subject to Air Quality Control measures discussed in the General Plan. There are no structures proposed on the project site at this time.
- b) **No Impact.** The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. The project site is utilized for an orchard and semi-industrial commercial related operations. The proposed use of a commercial event center is consistent with the General Plan and the zoning.
- c) **No Impact.** The project will not result in a cumulatively considerable net increase of any criteria pollutant. As mentioned, all future development on the project site is subject to meet air quality standards. There are no new structures proposed on the project site at this time. There will be additional landscaping added to cover active event areas that will help prevent the disturbance of any bare ground.
- d) **No Impact.** The project will not expose any sensitive receptors to substantial pollutant concentrations. The project site will be used for event purposes and there are no structures proposed at this time.
- e) **No Impact.** No objectionable odors will be created because of the project.

<i>Potentially Significant Impact (PSI)</i>	<i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i>	<i>Less Than Significant Impact (LTSI)</i>	<i>No Impact (NI)</i>
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IV. BIOLOGICAL RESOURCES

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local polices or ordinances protecting biological resources , such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

The site is located within an agricultural area and will only use existing buildings. The site contains about 3 acres of orchard trees with 5 existing structures that include a residence, future bridal suite, enclosed walnut huller, enclosed designated office/vendor preparation area and a 3,600 s.f. covered event space on 5.23 acres. The applicant intends to establish an event center that will host approximately 25 events a year with 68 parking space and a maximum anticipated event attendance of 200 people. The proposed venue would be accessed off of 9th Avenue and maintain and emergency secondary access of State Route 99E. The Zoning allows for this type of development with an approved Use Permit. No new structures are proposed with this project.

The 2009-2029 Tehama County General Plan Update maps and defines areas of important biological resources. The County works closely with the California Department of Fish and Wildlife to protect biological resources and mitigate effects future growth will have on these resources and their habitat.

- a) **No Impact.** The project will not have a substantial adverse 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 conflict with or obstruct any applicable air quality plan.

- b) **No Impact.** The project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies and regulations.
- c) **No Impact.** The project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act.
- d) **No Impact.** The project will not interfere substantially with the movement of any 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) **No Impact.** The project will not conflict with any local polices or ordinances protecting biological resources.
- f) **No Impact.** The project will not conflict with the provisions of an adopted Habitat Conservation Plan Natural Community Conservation Plan.

	<i>Potentially Significant Impact (PSI)</i>	<i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i>	<i>Less Than Significant Impact (LTSI)</i>	<i>No Impact (NI)</i>
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V. CULTURAL RESOURCES

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

The site is located within an agricultural area and will only use existing buildings. The site contains about 3 acres of orchard trees with 5 existing structures that include a residence, future bridal suite, enclosed walnut huller, enclosed designated office/vendor preparation area and a 3,600 s.f. covered event space on 5.23 acres. The applicant intends to establish an event center that will host approximately 25 events a year with 68 parking space and a maximum anticipated event attendance of 200 people. The proposed venue would be accessed off of 9th Avenue and maintain an emergency secondary access of State Route 99E. The Zoning allows for this type of development with an approved Use Permit. No new structures are proposed with this project.

Cultural resources include prehistoric and historic period archaeological sites; historical features, such as rock walls, flumes, cemeteries; and architectural features. Cultural resources consist of any human-made site, object (i.e., artifact), or feature that defines and illuminates our past. Often such sites are found in foothill areas, areas with high bluffs, rock outcroppings, areas overlooking deer migratory corridors, or near bodies of water.

The adopted 2009-2029 Tehama County General Plan Update addresses the need to protect and preserve historic and archeological resources in the County (Policy OS-10.1) and the project will be conditioned to reflect that. Staff reviewed the relative sources regarding the identification of archeological and cultural resources possibly located on the project site. There have not been any cultural and/or archeological resources identified on the site.

- a) **No Impact.** The project will not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5.
- b) **No Impact.** The project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5.
- c) **No Impact.** The project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.
- d) **No Impact.** The project will not disturb any human remains, including those interred outside of formal cemeteries.

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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VI. GEOLOGY AND SOILS

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving:
 - 1) 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 Publication 42?
 - 2) Strong Seismic ground shaking?
 - 3) Seismic-related ground failure, including liquefaction and seiche/tsunami?
 - 4) Landslides?
- b) Result in substantial soil erosion or the loss of topsoil?
- c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?
- d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial risk to life or property?
- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

DISCUSSION:

The project is located just north of Los Molinos along Hwy 99E and east of the Sacramento River. The surrounding land uses are agricultural in nature with orchards and single family residence scattered throughout. The site is relatively flat and slightly slopes to the northeast. The site contains about 3 acres of orchard trees with 5 existing structures that include a residence, future bridal suite, enclosed walnut huller, enclosed designated office/vendor preparation area and a 3,600 s.f. covered event space on 5.23 acres. The applicant intends to establish an event center that will host approximately 25 events a year with 68 parking space and a maximum anticipated event attendance of 200 people. The proposed venue would be accessed off of 9th Avenue and maintain and emergency secondary access of State Route 99E.

There is no information on record that would indicate that the project would create significant impacts related to soils and geology. There are no proposed structures on the project site at this time and the access road required by the Fire Department will be developed to current standards including gravel with chip seal or asphalt. All parking areas will require gravel surface to reduce fugitive dust. The applicants propose to maintain their small orchard on the parcel, which will help stabilize and retain the existing high quality soils. Furthermore, landscaping will be added to the active event areas, which will help subdue any erosion.

a) No Impact

- i. The project will not expose people or structures to the risk of harm or death involving rapture of known earthquake fault.
- ii. The project will not expose people or structures to the risk of harm or death involving strong seismic shaking.
- iii. The project will not expose people or structures to the risk of harm or death involving seismic related ground failure including liquefaction.

- iv. The project will not expose people or structures to the risk of harm or death involving landslides
- b) **No Impact.** The project will not result in substantial soil erosion or loss of topsoil due to the addition of landscaping in event areas along with the placement of gravel in all parking areas.
- c) **No Impact.** The project is not located in an unstable area or area that could become unstable.
- d) **No Impact.** The project is not located on expansive soil.
- e) **No Impact.** The project does not have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems.

<i>Potentially Significant Impact (PSI)</i>	<i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i>	<i>Less Than Significant Impact (LTSI)</i>	<i>No Impact (NI)</i>
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VII. GREENHOUSE GAS EMISSION

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

DISCUSSION:

The project is located just north of Los Molinos along Hwy 99E and east of the Sacramento River. The surrounding land uses are agricultural in nature with orchards and single family residence scattered throughout. The site is relatively flat and slightly slopes to the northeast. The site contains about 3 acres of orchard trees with 5 existing structures that include a residence, future bridal suite, enclosed walnut huller, enclosed designated office/vendor preparation area and a 3,600 s.f. covered event space on 5.23 acres. The applicant intends to establish an event center that will host approximately 25 events a year with 68 parking space and a maximum anticipated event attendance of 200 people. The applicants propose to maintain their small orchard on the parcel and landscape the active event areas. The proposed venue would be accessed off of 9th Avenue and maintain and emergency secondary access of State Route 99E.

a) **No impact.** Greenhouse gas (GHG) emissions contribute to the significant adverse environmental impacts of global climate change on a cumulative basis. This project would not generate enough GHG emissions to noticeably change the global average temperature whether it is measured directly, indirectly, or cumulative. There are no new structures proposed on the project site.

b) **No impact.** Tehama County implements AB32 to acknowledge GHG emissions and its level of significance within environmental quality review. The project does not propose any GHG emissions levels that would cause any adverse effect upon the state's air quality. There are no new structures proposed on the project site.

<i>Potentially Significant Impact (PSI)</i>	<i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i>	<i>Less Than Significant Impact (LTSI)</i>	<i>No Impact (NI)</i>
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VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

DISCUSSION:

The project is located just north of Los Molinos along Hwy 99E and east of the Sacramento River. The surrounding land uses are agricultural in nature with orchards and single family residence scattered throughout. The site is relatively flat and slightly slopes to the northeast. The site contains about 3 acres of orchard trees with 5 existing structures that include a residence, future bridal suite, enclosed walnut huller, enclosed designated office/vendor preparation area and a 3,600 s.f. covered event space on 5.23 acres. The applicant intends to establish an event center that will host approximately 25 events a year with 68 parking space and a maximum anticipated event attendance of 200 people. The proposed venue would be accessed off of 9th Avenue and maintain and emergency secondary access of State Route 99E.

The proposed project lies within an area of Tehama County which is primarily Local Responsibility Area (LRA) for wildland fire suppression along with other emergency services, which are provided by the Tehama County Fire Department that is under contract by CAL FIRE. The closest career staffed fire station is No. 10 located at 7930 Sherwood Blvd in Los Molinos, which is over 3.5 miles away from the project site. The current Insurance Service Office (ISO) Public Protection Class Rating for this area is a 4Y. The Tehama County 2009-2029 General Plan contains Implementation measures or conditions to ensure projects would be in compliance with the Safety Element and Tehama County's Fire Departments standards.

- a) **No Impact.** The project does not include the transport, use or disposal of hazardous material. It is not presumed that any future development on the site would include transport or storage of any hazardous material.
- b) **No Impact.** There is no reasonable foreseeable cause for a significant hazard to the public through upset or accidental conditions resulting in the release of hazardous material into the environment.
- c) **No Impact.** The project site is not within one quarter mile of a school.
- d) **No Impact.** The project is not located on a site which is included on a list of hazardous material sites.
- e) **No Impact.** The project is not located within an airport land use plan or within two miles of an airport.
- f) **No Impact.** The project is not located in the vicinity of a private airstrips.
- g) **No Impact.** The project will not interfere with an adopted emergency response plan.
- h) **Less Than Significant Impact.** The project will not expose people or structures to a significant risk involving wildland fires.

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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IX. HYDROLOGY AND WATER QUALITY

Would the project:

a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage patterns 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 off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect the flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

The site is located within an agricultural area and will only use existing buildings. The project site is not within the 100 year flood zone. The site contains about 3 acres of orchard trees with 5 existing structures that include a residence, future bridal suite, enclosed walnut huller, enclosed designated office/vendor preparation area and a 3,600 s.f. covered event space on 5.23 acres. The applicant intends to establish an event center that will host approximately 25 events a year with 68 parking space and a maximum anticipated event attendance of 200 people. The proposed venue would be accessed off of 9th Avenue and maintain and emergency secondary access of State Route 99E. The Zoning allows for this type of development with an approved Use Permit. No new structures are proposed with this project.

The primary source of water in unincorporated areas of Tehama County is groundwater. There are over 10,000 wells meeting the water needs of 59 percent of the population.

The 2009-2029 General Plan recognizes the need to encourage population density growth in areas which can support further use of the water table and will not deplete the water source. Water districts are encouraged to grow to meet the needs of the growing population and their expansion is supported by the County. Tehama County General Plan policy states that for all new large construction projects, proposed water supply and delivery system is in place before construction begins. Goals of the 2009-2029 Tehama County General Plan are set out to protect water resources in the county for future needs, encouraging water conservation and protection of groundwater supplies from urban pollutants in runoff.

- a) **No Impact.** The project will not violate any water quality standards or waste discharge requirements.
- b) **No Impact.** The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.
- c) **No Impact.** The project will not 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
- d) **No Impact.** The project will not substantially alter the existing drainage patterns 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.
- e-f.) **No Impact.** The project will not contribute to water runoff exceeding the capacity of storm water drainage systems.
- g-h.) **No Impact.** The project is not located within a 100 year flood zone.
- i.) **No Impact.** The project is not located within a 100 year flood zone.
- j.) **No Impact.** Not located within a seismically-active region, the project site is not located in an area that would be impacted by a seiche, tsunami, or mudflows.

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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X. LAND USE AND PLANNING

Would the project:

a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (include, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

(a,b,c) The site is located within an agricultural area about 3.5 north of Los Molinos. The project will not divide an established community or conflict with a habitat conservation plan. The applicant intends to establish an event center that will host approximately 25 events a year with 68 parking space and a maximum anticipated event attendance of 200 people in an AG-2; Agricultural/Valley District. The events will primarily be scheduled from April through October. The proposed event venue contains 5 existing structures on the site to be utilized on Fridays, Saturdays and/or Sundays between 9:00 am and 10:00 pm. The Event Center is permitted within an AG-2 zone (Agricultural) on land less than 10 acres in size upon securing a Use Permit.

The 2009-2029 Tehama County General Plan Update encourage growth in an organized, cohesive pattern through the use of existing urban centers (infrastructure), major roadways, utilities, public facilities and the expansion of these services as they are needed. The proposed project is not considered growth inducing and is consistent with the surrounding Land Use Designations and Zoning.

- a.) **No impact.** The project will not divide an established community.
- b.) **Less than Significant impact.** The project will not conflict with any applicable land use plan, policy etc. The project does not propose any new development on the property or interference with the existing agricultural operation.
- c.) **No impact.** There are no habitat conservation plans in the area.

<i>Potentially Significant Impact (PSI)</i>	<i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i>	<i>Less Than Significant Impact (LTSI)</i>	<i>No Impact (NI)</i>
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XI. MINERAL RESOURCES

Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

The applicant intends to establish an event center that will host approximately 25 events a year with 68 parking space and a maximum anticipated event attendance of 200 people in an AG-2; Agricultural/Valley District. The events will primarily be scheduled from April through October. The proposed event venue contains 5 existing structures on the site to be utilized on Fridays, Saturdays and/or Sundays between 9:00 am and 10:00 pm. There are no mineral extraction activities associated with the proposed project. Tehama County offers an abundance of mineral resources derived from the extraction of non-metallic sources such as sand, gravel and volcanic cinder. Mineral excavation sites are identified and monitored by the State Geologist as Mineral Resource Zones (MRZs) or Scientific Zones in order to conserve mining resources for future use. These areas are to be protected and buffered from future development through buffer zones and setback requirements from non-compatible land use.

- a) **No Impact.** The project would not result in the loss of availability of a known mineral resource of value as the project area is not located in a MRZ or Scientific zone.
- b) **No Impact.** The project will not result in the loss of availability of a locally-important mineral source as the project area is not located in a MRZ or Scientific zone.

	<i>Potentially Significant Impact (PSI)</i>	<i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i>	<i>Less Than Significant Impact (LTSI)</i>	<i>No Impact (NI)</i>
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XII. NOISE

Would the project result in:

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|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

The Noise Element of the Tehama County General Plan identifies land use compatibility standards for exterior community noise for a variety of sensitive land uses. In addition Tehama County Noise Element standards are in coordination with Government Section 65302(f). The 2009-2029 Tehama County General Plan Update promotes the mitigation and control of noise causing sources. Sources of existing noise-producing areas have been identified as near airports (Corning and Red Bluff), near railways and busy roadways (I-5, Southern Pacific Railway). It is encouraged that a buffer be created to protect sensitive receptors from noise. The applicant intends to establish an event center that will host approximately 25 events a year with 68 parking space and a maximum anticipated event attendance of 200 people in an AG-2; Agricultural/Valley District. The events will primarily be scheduled from April through October. The proposed event venue contains 5 existing structures on the site to be utilized on Fridays, Saturdays and/or Sundays between 9:00 am and 10:00 pm. All noise associated with the Red Barn Even Center will be controlled and monitored so as not to create a nuisance for any public receptors. There are 5 public receptors within a 1,000 ft. radius and 2 more within a 1,200 ft. The closest sensitive receptor would be a residence approximately 500 ft. to the southwest. The noise from the events will likely be in the form of amplified speech and music, which will be reduced due to the sound dampening effects of the surrounding walnut orchard foliage and existing buildings during the event centers operating hours of 9:00 am to 10:00 pm. Furthermore, the events will cease at 10:00 pm reducing the noise levels to that of normal night time ambient levels. The parking lot area lighting will be triggered by motion light sensors as people disperse the venue, which should help aid in a timely and orderly exit of the event facility.

- a) **No Impact.** The project would not result in the exposure of persons to excess noise. Any future projects at the site would be required to conform to noise standards implemented in the 2009-2029 Tehama County General Plan.
- b) **No Impact.** The project will not expose persons to excess ground borne vibration or noise levels.
- c) **No Impact.** The project will not permanently increase ambient noise levels in the vicinity.
- d) **Less than significant Impact.** Noise level increases would primarily take place during daytime hours and end by 10 pm.
- e) **No Impact.** The project is not located within 2 miles of a general aviation airport, therefore there are no noise impacts associated with airports operations.
- f) **No Impact.** The project is not located within the vicinity of a private airstrip.

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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XIII. POPULATION AND HOUSING

Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

The applicant proposes to establish an event center that will host approximately 25 events a year with 68 parking space and a maximum anticipated event attendance of 200 people in an AG-2; Agricultural/Valley District. The proposed Event Center would include several buildings on the site to be utilized on Fridays, Saturday and/or Sundays 9:00 am to 10:00 pm. The event activity area will consist of the Covered Event space (3,600 s.f.), Open Event space (9,000 s.f.) and Ceremony Area (6,000 s.f.). There are no proposed residences as part of the project. Applicants intended to primarily operate the event center from April through October. The Event Center is permitted within an AG-2 zone (Agricultural) on land less than 10 acres in size upon securing a Use Permit. The population for Tehama County was estimated to be 63,463 in 2010 and 56,039 in 2000, resulting in a total population growth of 7,424 during this 10-year period (US Census), an average of 22 residents per square mile.

The 2009-2029 General Plan recognizes population growth will occur and has implemented goals to prepare and accommodate this growth in nearly all of its elements (ex: Economic Development, Land Use, Transportation, Safety, Public Services and Open Space and Conservation). General Plan goals are set to encourage growth in an organized, cohesive pattern through the use of existing urban centers (infrastructure), major roadways, utilities, public facilities and the expansion of these services as they are needed. The proposed project is not considered growth inducing and is consistent with the surrounding Land Use Designations and Zoning.

- a.) **No impact.** The project will not induce substantial population growth in an area, either directly or indirectly.
- b.) **No impact.** The project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere etc.
- c.) **No impact.** The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

<i>Potentially Significant Impact (PSI)</i>	<i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i>	<i>Less Than Significant Impact (LTSI)</i>	<i>No Impact (NI)</i>
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XIV. PUBLIC SERVICES

a) 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:

1) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

The applicant proposes to establish an event center that will host approximately 25 events a year with 68 parking space and a maximum anticipated event attendance of 200 people in an AG-2; Agricultural/Valley District. The proposed Event Center would include several buildings on the site to be utilized on Fridays, Saturday and/or Sundays 9:00 am to 10:00 pm primarily during the months of April through October. The event activity area will consist of the Covered Event space (3,600 s.f.), Open Event space (9,000 s.f.) and Ceremony Area (6,000 s.f.). The Event Center is permitted within an AG-2 zone (Agricultural) on land less than 10 acres in size upon securing a Use Permit. There are no proposed residences as part of the project, which could lead to a decrease in service levels. The proposed venue would be accessed off of 9th Avenue and maintain and emergency secondary access of State Route 99E.

The 2009-2029 Tehama County General Plan Update recognizes several goals to further meet the public service needs of Tehama County. The County works closely with related agencies in order to monitor and develop the need for local services. Goals of the 2009-2029 Tehama County General Plan Update are set to meet the goals of the county quickly, efficiently and in a cost-friendly manner at the time services are needed or underfunded. The 2009-2029 Tehama County General Plan Update recognizes the possibility of future population growth and that public services will need to increase to meet these needs. Periodic evaluation of and communication with public service departments will ensure the proper growth of these services when the time comes whether that be through the construction of new facilities or increased funding to existing ones.

a)

- Less than Significant Impact.** The project will not have adverse physical impacts on or physically alter fire protection and facilities. Should future development occur on the site, public service needs will be periodically reevaluated to consider any new population growth.
- Less than Significant Impact.** The project will not have adverse physical impacts on or physically alter police protection and facilities. Should future development occur on the site, public service needs will be periodically reevaluated to consider any new population growth.
- Less than Significant Impact.** The project will not have adverse physical impacts on or physically alter school facilities. Should future development occur on the site, public service needs will be periodically reevaluated to consider any new population growth.
- Less than Significant Impact.** The project will not have adverse physical impacts on or physically alter parks and recreation facilities. This project may reduce pressure on local public facilities such as parks due to its potential use.
- Less than Significant Impact.** The project will not have adverse physical impacts on or physically alter any other public facilities. Should future development occur on the site, public service needs will be periodically reevaluated to consider any new population growth.

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or construction or require the expansion of recreational facilities which might have an adverse effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

The applicant proposes to establish an event center that will host approximately 25 events a year with 68 parking space and a maximum anticipated event attendance of 200 people in an AG-2; Agricultural/Valley District. The proposed Event Center would include several buildings on the site to be utilized on Fridays, Saturday and/or Sundays 9:00 am to 10:00 pm, primarily during the months of April through October. The event activity area will consist of the Covered Event space (3,600 s.f.), Open Event space (9,000 s.f.) and Ceremony Area (6,000 s.f.). The Event Center is permitted within an AG-2 zone (Agricultural) on land less than 10 acres in size upon securing a Use Permit. There are no proposed residences as part of the project, which could lead to a decrease in service levels. The proposed project could actually increase the quality of recreational opportunities within the county through its event center operations, which may help reduce the need for public recreational resources, such as public parks and/or other facilities.

Because of its geographic setting, Tehama County offers an abundance of recreational outlets within its several national parks and access to the Sacramento River. The 2009-2029 Tehama County General Plan encourages the growth of recreation facilities in order to meet the needs of a growing population. It is to be expected that with new development, the recreational needs of the population will grow and new parks or facilities will need to be built, or existing ones be updated.

- a-b.) **No impact.** Increase in the demand for recreational facilities is typically associated with substantial increases in population. As discussed in Section XIII. *Population and Housing*, the proposed project will not generate growth in the local population. The project will not result in a substantial increase in demand for recreational facilities or adversely affect Tehama County park/population standards due to additional options the proposed facility could create. The proposed project does not include plans for additional publicly operated/supported recreational facilities nor would it require expansion of existing recreational facilities. Therefore, the proposed project would result in no adverse physical effects on the environment from construction or expansion of recreational facilities.

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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XVI. TRANSPORTATION / TRAFFIC

Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including but not limited to level of service standard and travel demand measures, or other standards established by the county congestion/management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflicts with adopted policies, plans, programs, regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

The site is located within an agricultural area on a 5.23 acre lot that is served by SR 99E, while the applicant intends to make 9th Ave., which is a county road its primary access, it will maintain a secondary/emergency access onto SR 99E. The applicant proposes to establish an event center that will host approximately 25 events a year with 68 parking space and a maximum anticipated event attendance of 200 people in an AG-2; Agricultural/Valley District. The proposed event center would utilize several existing buildings on the site during the hours of 9:00 am to 10:00 pm on Fridays, Saturday and/or Sundays. The event activity area will consist of the Covered Event space (3,600 s.f.), Open Event space (9,000 s.f.) and Ceremony Area (6,000 s.f.). The Event Center is permitted within an AG-2 zone (Agricultural) on land less than 10 acres in size upon securing a Use Permit. There are no proposed residences as part of the project, which could lead to a decrease in service levels. Instead this interim recreational use will operate during non-peak hours due to the nature of special events, such as weddings and family gatherings.

The potential for 25 events are anticipated to be scheduled primarily from April through October. This would reasonably lead to approximately 1 event every weekend. However, there could be multiple events in one weekend. There are approximately 68 on-site parking spaces for a total estimated attendance of 200 people; over flow parking is permitted in the excess orchard areas as an option. 68 parking spaces would allow 68 vehicles, plus the overflow parking area with a 200 people maximum attendance could lead to over 100 vehicles (Average 2 people per car) travelling on SR 99E. These vehicles would be traveling during non-peak hours at any time before and after an event. At least 2 people per vehicle is a reasonable assumption for the proposed event types (Weddings/Family Gatherings). Since the likely event venues will take place off weekday peak hours and randomly throughout the weekend (Friday, Saturday and/or Sunday) the amount of vehicles attracted to the event would be considered less than significant based on the SR 99E's capacity from 8,500 to 10,500 AADT as project through 2027, which will still allow for the same level of service as experienced now (District 2- 99 TCR Report 2009).

This section of SR 99E is considered a Principal Arterial-two-lane convention highway. This segment passes through the northern end of the community of Los Molinos. Approximately 50% of the traffic passing through this area of the county on SR 99E is making a long distance trip through Red Bluff or Los Molinos. This segment passes through a more sparsely developed portion of community, but there is some general commercial with restaurants, gas stations, and grocery stores. Local streets connecting to the highway contain single family homes. The segment also contains valley floor agriculture used primarily as crop land. Fruit stands are located near the highway right next to the right of way. The proposed Red Barn Event Center was an operational retail establishment that also offered fruits and other commodities until the current owners bought the property for the purpose of opening the event center. The retail establishment was open Monday through Sunday from 9:30 am to 5:00 pm.

Approximately 1,500 ft. north of the proposed Red Barn event venue is another proposed wedding event venue using 99E. This section of 99E is straight and will maintain a clear distance between the two proposed event venues. They each offer a wide range in dates and times for their operation, which will allow for separate events to take place. However, on random occasions the two facilities may concurrently book venues for the same dates and times. The event venue to the north of this project site will allow for a maximum of 150 people or about 75 vehicles.

The 2009-2029 Tehama County General Plan Update recognizes several essential roadways which include Bowman Road, Jelly's Ferry, 99E, 99W and South Avenue. As populations increase and development occurs, it is expect that these roadways will need to be evaluated and updated to meet increased capacity and safety needs. Through a Roadway Master Plan, the County has identified roadway enhancement and safety projects to ensure alignment of future development along these roadways.

- a-b.) **Less than significant impact.** There are few impacts associated with public roads and circulation systems as 100 vehicles randomly exiting and entering SR 99E on off peak hours at a designated intersection that meets Caltrans standards will be less than the previous retail operation generated, which was open Monday through Sunday 9:30 am to 5:00 pm.
- c.) **Less than significant impact.** There is not a public use airport located within the vicinity of the project site.
- d.) **Less than significant impact.** Any improvements required would increase highway safety, and would not introduce types of vehicles that are not already traveling on area roads.
- e.) **Less than significant impact.** Standard road improvements will be a condition of the project.
- f.) **Less than significant impact.** The project will not conflict with adopted policies, plans, programs regarding public transit, bicycle, or pedestrian facilities or otherwise decrease the performance or safety thereof.

	Potentially Significant impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require or result in the construction of new water or water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

The applicant intends to establish an event center that will host approximately 25 events a year with 68 parking space and a maximum anticipated event attendance of 200 people in an AG-2; Agricultural/Valley District. The events will primarily be scheduled from April through October. The proposed event venue contains 5 existing structures on the site to be utilized on Fridays, Saturdays and/or Sundays between 9 am and 10 pm. The event activity area will consist of the Covered Event space (3,600 s.f.), Open Event space (9,000 s.f.) and Ceremony Area (6,000 s.f.). The site is already served with septic and well, which will be verified by the Environmental Health Department for their adequacy.

- a) **No impact.** The project will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.
- b) **No impact.** The project will not require or result in the construction of new water or water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- c) **No impact.** The project will not 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) **No impact.** See discussion XVII Utilities and Service Systems (a-b).
- e) **No impact.** The project will not result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.
- d) **No impact.** See discussion XVII Utilities and Service Systems (a-b).
- e) **No impact.** The project would not significantly impact solid waste disposal needs due to the County landfills services.

Potentially

Potentially Significant Impact (PSI)	Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

The following are Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

RESPONSE TO CHECK LIST:

a,b,c) The project is located just north of Los Molinos along Hwy 99E and east of the Sacramento River. The site is located within an agricultural area on a 5.23 acre lot that is served by SR 99E, while the applicant intends to make 9th Ave. (County Road) its primary access, it will maintain a secondary/emergency access onto SR 99E. The surrounding land uses are agricultural in nature with orchards and single family residence scattered throughout. The site is relatively flat and slightly slopes to the northeast. The site contains about 3 acres of orchard trees with 5 existing structures that include a residence, future bridal suite, enclosed walnut huller, enclosed designated office/vendor preparation area and a 3,600 s.f. covered event space. The applicant proposes to establish an event center that will host approximately 25 events a year with 68 parking space and a maximum anticipated event attendance of 200 people in an AG-2; Agricultural/Valley District. The proposed Event Center will utilize the site on Fridays, Saturday and/or Sundays 9:00 am to 10:00 pm, primarily during the months of April through October. The event activity area will consist of the Covered Event space (3,600 s.f.), Open Event space (9,000 s.f.) and Ceremony Area (6,000 s.f.). The Event Center is permitted within an AG-2 zone (Agricultural) on land less than 10 acres in size upon securing a Use Permit. There are no proposed residences as part of the project, which could lead to a decrease in service levels.

The proposed project lies within an area of Tehama County which is primarily Local Responsibility Area (LRA) for wildland fire suppression along with other emergency services, which are provided by the Tehama County Fire Department that is under contract by CAL FIRE. The closest career staffed fire station is No. 10 located at 7930 Sherwood Blvd in Los Molinos, which is over 3.5 miles away from the project site. The current Insurance Service Office (ISO) Public Protection Class Rating for this area is a 4Y.

PERSONS AND ORGANIZATIONS CONSULTED

This section identifies those persons who prepared or contributed to preparation of this document. This section is prepared in accordance with Section 15129 of the CEQA Guidelines.

A. COUNTY OF TEHAMA

- Tehama County Planning Department
- Tehama County Air Pollution-Control District
- Tehama County Fire Department
- Tehama County Public Works Department
- Tehama County Environmental Health Department
- Tehama County's Surface Mining Reclamation Act (SMARA)

B. OTHER AGENCIES/ORGANIZATIONS

- Northeast Center of the California Historical Resources Information System
- Caltrans District 2

C. REFERENCES

1. Tehama County General Plan Update 2009-2029;
2. Tehama County Zoning Ordinance
3. Tehama County Williamson Act Program
4. Tehama County Preserve Security Maps
5. Tehama County Environmental Health Provisions & Regulations
6. Tehama County Air Pollution Control Guidelines
7. Alquist-Priolo Geological Maps
8. Alquist-Priolo Earthquake Fault Zoning Act
9. Tehama County's Surface Mining Reclamation Act (SMARA)

ACRONYMS USED

AIA	Airport Influence Area
ALUCP	Airport Land Use Compatibility Plan
CDFG	California Department of Fish and Game
CalTrans	California Department of Transportation
CDF	California Department of Forestry
CSD	Community Services District
CVRWQCB	Central Valley Regional Water Quality Control Board
DEV	Developer
HOA	Homeowners' Association
TC	Tehama County
TCAPCD	Tehama County Air Pollution Control District
TCBD	Tehama County Building Department
TCEH	Tehama County Environmental Health
TCFD	Tehama County Fire Department
TCPD	Tehama County Planning Department
TCPWD	Tehama County Public Works Department
USACOE	United States Army Corps of Engineers