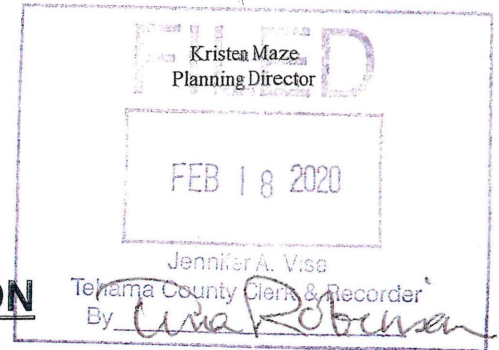


PLANNING DEPARTMENT COUNTY OF TEHAMA

2020029073

Courthouse Annex, Room "T"
444 Oak Street
Red Bluff, California 96080
530-527-2200 Telephone
530-527-2655 Facsimile
Email: Planning @co.tehama.ca.us



NOTICE OF INTENTION

A "Mitigated Negative Declaration" has been filed on the below described project.

A Mitigated Negative Declaration means a statement describing the reasons that the proposed project will not have a significant effect on the environment.

The Mitigated Negative Declaration is available for public review at the Tehama County Clerk & Recorder's Office, Tehama County Courthouse, Red Bluff, CA 96080. The Planning Department will be accepting comments on the Mitigated Negative Declaration from **February 21, 2020 to March 23, 2020.**

If you have any comments after reading the Mitigated Negative Declaration they are to be made in writing to this department and should address only significant environmental impacts associated with Sections 15072(f) of the California Environmental Quality Act Guidelines as amended (copy available for referral in the Planning Department). All comments must be received on or before **March 23, 2020.**

PROJECT TITLE: General Plan Amendment No.20-01 & Rezone No.20-02 Commercial Conversion from Residential and Recreational Commercial to General Commercial With Commercial Development

DESCRIPTION/LOCATION OF PROJECT:

The applicants are requesting a General Plan Amendment from RS: Rural Residential Small Lot (Approx. 11.76 Acres) and CR: Commercial Recreation (Approx. 6.85 Acres) to a GC: General Commercial Land Use Designation. The applicants are also requesting a Map Rezone from R1-MH-B:86: One-Family Residence-Special Mobilehome Combining-Special Building Site Combining District (minimum lot size 86,000 sq. ft.) and C-1: Neighborhood Commercial to a C-2: General Commercial Zoning District. The proposed project is located on approximately 18.61 acres and includes six parcels.). The properties subject to the General Plan Amendment and Rezone are currently developed with several structures that include commercial lodging and residential dwellings. Currently the Black Forest Lodge is being used as a residential structure, this proposal will allow it to be renovated/remodeled and used as a commercial lodge/motel/hotel. The project site is located on the Southside of State Route 36E approximately 1 Mile West of the Tehama-Plumas County Line (APN's: 017-280-049,050,051 & 052 and 017-290-004 & 007).

The above project will be considered by the Tehama County Planning Commission, **April 2, 2020**, in the Board of Supervisor's Chambers at 727 Oak Street, Red Bluff, California. If you have any comments on the project as opposed to the Mitigated Negative Declaration you should so inform the Planning Department or attend this meeting. You will receive a Notice of Public Hearing stating the specific time the project will be considered.

Contact: Scot Timboe
Planner IV

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TEHAMA COUNTY PLANNING DEPARTMENT
TEHAMA COUNTY, CALIFORNIA

MITIGATED NEGATIVE DECLARATION FOR THE FOLLOWING GPA #20-01 & REZ #20-02

PROJECT TITLE: General Plan Amendment No.20-01 & Rezone No.20-02 Commercial Conversion from Residential and Recreational Commercial to General Commercial With Commercial Development

DESCRIPTION/LOCATION OF PROJECT: The applicants are requesting a General Plan Amendment from RS: Rural Residential Small Lot (Approx. 11.76 Acres) and CR: Commercial Recreation (Approx. 6.85 Acres) to a GC: General Commercial Land Use Designation. The applicants are also requesting a Map Rezone from R1-MH-B:86: One-Family Residence-Special Mobilehome Combining-Special Building Site Combining District (minimum lot size 86,000 sq. ft.) and C-1: Neighborhood Commercial to a C-2: General Commercial Zoning District. The proposed project is located on approximately 18.61 acres and includes six parcels.). The properties subject to the General Plan Amendment and Rezone are currently developed with several structures that include commercial lodging and residential dwellings. Currently the Black Forest Lodge is being used as a residential structure, this proposal will allow it to be renovated/remodeled and used as a commercial lodge/motel/hotel. The project site is located on the Southside of State Route 36E approximately 1 Mile West of the Tehama-Plumas County Line (APN's: 017-280-049,050,051 & 052 and 017-290-004 & 007).

It has been determined by the Tehama County Planning Department that the above described project will have no significant adverse effect on the environment with the addition of Four (4) mitigations 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 Mitigated Negative Declaration from **February 21, 2020 to March 23, 2020.**

Those wishing to comment regarding this Mitigated Negative Declaration must do so on or before **March 23, 2020.**

Scot Timboe
Planner IV

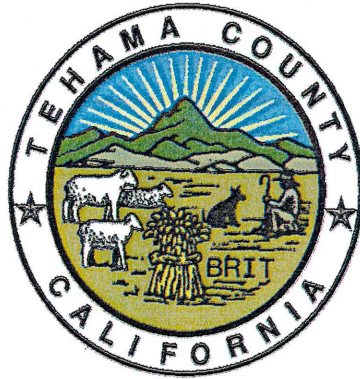
2-18-20

DATE

MITIGATED NEGATIVE DECLARATION

*Initial Study & Environmental Analysis
For:*

GENERAL PLAN AMENDMENT NO. 20-01 AND REZONE NO. 20-02; BLACK FOREST LODGE GROUP



Prepared By:

COUNTY OF TEHAMA

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

(February 18, 2020)

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

BACKGROUND

- 1. PROJECT TITLE:** General Plan Amendment No. 20-01 and
Rezone No. 20-02; Black Forest Lodge Group
- 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 IV
- 4. APPLICANT/PROJECT PROPONENT NAME AND ADDRESS:**
SR 36E Black Forest Lodge
Representative: Juliet M. Hinnenberg
P.O. Box 1007
Westwood, CA 96137
Phone Number (530) 816-2215
- 5. DESCRIPTION OF PROJECT:**
The applicants are requesting a General Plan Amendment from RS: Rural Residential Small Lot (Approx. 11.76 Acres) and CR: Commercial Recreation (Approx. 6.85 Acres) to a GC: General Commercial Land Use Designation. The applicants are also requesting a Map Rezone from R1-MH-B:86: One-Family Residence-Special Mobilehome Combining-Special Building Site Combining District (minimum lot size 86,000 sq. ft.) and C-1: Neighborhood Commercial to a C-2: General Commercial Zoning District. The proposed project is located on approximately 18.61 acres and includes six parcels.). The properties subject to the General Plan Amendment and Rezone are currently developed with several structures that include commercial lodging and residential dwellings. Currently the Black Forest Lodge is being used as a residential structure, this proposal will allow it to be renovated/remodeled and used as a commercial lodge/motel/hotel.
- 6. PROJECT LOCATION:**
The project site is located on the Southside of State Route 36E approximately, 1 Mile West of the Tehama-Plumas County Line (APN's: 017-280-049,050,051 & 052 and 17-290-004 & 007).
- 7. GENERAL PLAN DESIGNATION:**
RS: Rural Residential Small Lot and CR: Commercial Recreation
- 8. ZONING:**
R1-MH-B:86: One-Family Residence-Special Mobilehome Combining-Special Building Site Combining District (minimum lot size 86,000 sq. ft.) and C-1: Neighborhood Commercial
- 9. SETTING AND SURROUNDING LAND USES:**
The project site is located on the Southside of State Route 36E approximately, 1 mile West of the Tehama-Plumas County Line. The elevation of the project is approximately 4,850 ft. above sea level. The site can be characterized as a slightly sloping grassy field with a stream and ponds that transitions into a coniferous forest. Commercial and residential development are scatter along the frontage of SR36E and the project area. Development includes multiple single family residences, a commercial lodge and a former lodge known as the Black Forest Lodge that is currently used as a residence. There is a creek that contains

resident Rainbow Trout identified in the California Natural Diversity Database, which drains into Deer Creek that is known to support special-status salmonid species. This properties include, but are not limited to pines, and firs with native/non-native grasses and Forbes growing throughout the area the area. The properties to the North, East and South are classified as Timber, while the properties to the West along SR36E's frontage are classified a Rural Small lot and Timber, single family homes, timber and recreation would be the typical use for this type of setting.

10. CALIFORNIA NATIVE AMERICAN TRIBES CONSULTATION:

There have been no California Native American tribes traditionally and/or culturally affiliated with the project area that requested consultation pursuant to Public Resources Code section 21080.3.1.

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 checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <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 | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input checked="" 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 IV

2-18-20
Date:

EXHIBITS

AERIAL MAP (Exhibit "A") PAGE 6

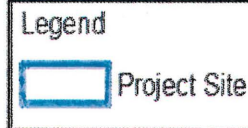
PROJECT GENERAL PLAN LAND USE MAP (Exhibit "B") PAGE 7

ZONING MAP (Exhibit "C") PAGE 8

SOILS MAP (Exhibit "D") PAGE 9

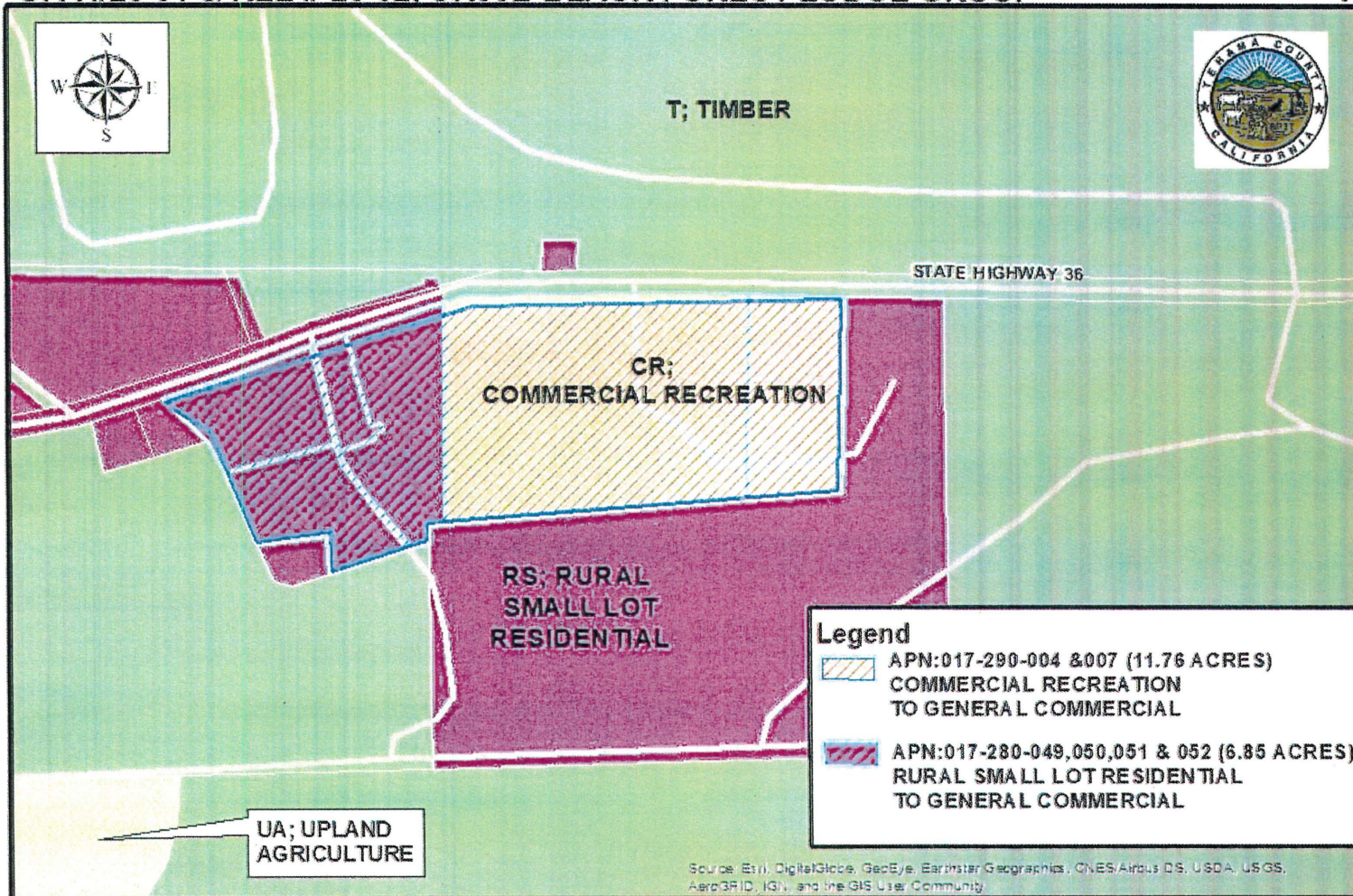


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Tehama County
Planning Department

Exhibit "A"
Aerial Map



Legend
Project Site

Tehama County
Planning Department

GPA #20-01 & REZ # 20-02: SR36E-BLACK FOREST LODGE GROUP

Zoning Map

8



Exhibit "C"
Zoning Map

650 325 0 650 Feet

Legend
Project Site

Tehama County
Planning Department

9

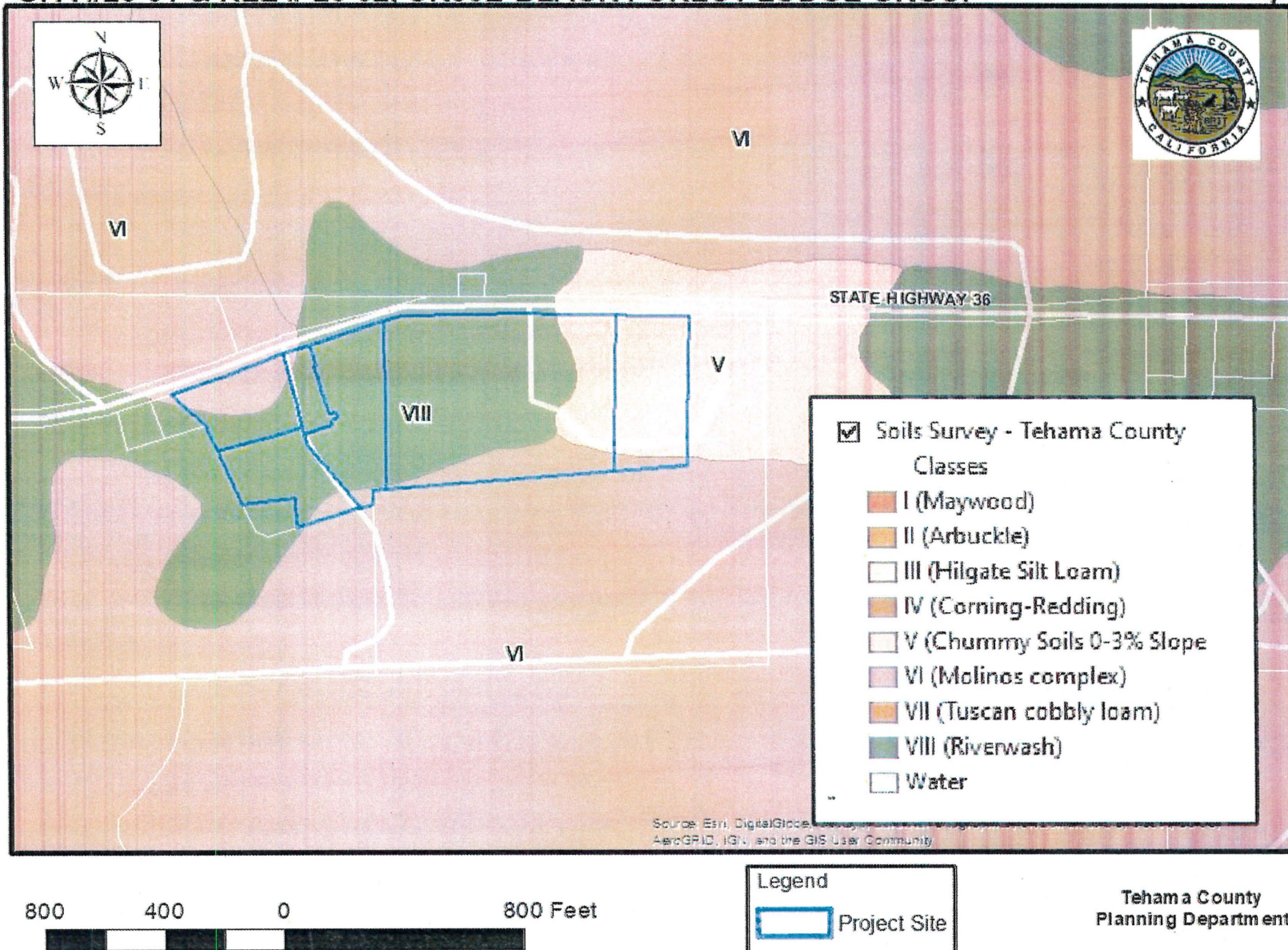


Exhibit "D"
Soils Map

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.

<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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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) In non-urbanized areas, substantially degrade the existing visual character or quality of public view of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

The project site is located on the Southside of State Route 36E approximately, 1 mile West of the Tehama-Plumas County Line. The elevation of the project is approximately 4,850 ft. above sea level. The project consists of a General Plan Amendment and Rezone from single family residential and light recreational commercial uses to a General Commercial Land Use and Zoning Designation. The properties subject to the General Plan Amendment and Rezone are currently developed with several structures that include commercial lodging and residential. Currently the Black Forest Lodge is being used as a residential structure, this process will allow it to be renovated/remodeled and used as a commercial lodge/motel/hotel.

The site can be characterized as a slightly sloping grassy field with a stream and ponds that transitions into a coniferous forest. Commercial and residential development are scatter along the frontage of SR36E of the project area. Development includes multiple single family residences, a commercial lodge and a former lodge known as the Black Forest Lodge. There is a stream identified in the California Natural Diversity Database that contains resident Rainbow Trout, which drains into Deer Creek that is known to support special-status salmonid species. These properties include various species of conifers, including but not limited to pines, and firs with native/non-native grasses and Forbes growing throughout the area the area. The properties to the North, East and South are classified as Timber, while the properties to the West along SR36E's frontage are classified a Rural Small lot and Timber, single family homes, timber and recreation would be the typical uses for this type of setting.

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) **No Impact.** The project will not degrade the visual character of the project area or its surroundings. The project proposes a General Plan Amendment and Rezone along SR 36E to align the current and proposed uses with the commercial designations. The properties subject to the General Plan Amendment and Rezone are currently developed with several structures that include commercial lodging and residential uses. Currently the Black Forest Lodge is being used as a residential structure, it is anticipated that the Lodge will be renovated with an interior and exterior remodel and used as a commercial lodge/motel/hotel.
- d) **No Impact.** It is not anticipated that the project will create a new sources of light or glare. Any new lighting associated with the project would be for residential and/or commercial lodging purposes and would be consistent with the current land uses in the vicinity.

<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 project consists of a General Plan Amendment and Rezone from single family residential and light recreational commercial uses to a General Commercial Land Use and Zoning Designation. The properties subject to the General Plan Amendment and Rezone are currently developed with several structures that include commercial lodging and residential. Currently the Black Forest Lodge is being used as a residential structure, this proposal will allow it to be renovated/remodeled and used as a commercial lodge/motel/hotel.

The site can be characterized as a slightly sloping grassy field with a stream and ponds that transitions into a coniferous forest. Commercial and residential development are scatter along the frontage of SR36E of the project area. Development includes multiple single family residences, a commercial lodge and a former lodge known as the Black Forest Lodge. There is a stream identified in the California Natural Diversity Database that contains Resident Rainbow Trout, which drains into Deer Creek that is known to support special-status salmonid species. These properties include various species of conifers, including but not limited to pines, and firs with native/non-native grasses and Forbes growing throughout the area the area. The properties to the North, East and South are classified as Timber, while the properties to the West along SR36E's frontage are classified a Rural Small lot and Timber, single family homes, timber and recreation would be the typical uses for this type of setting. The project also anticipated the renovation/remodel of the Black Forest Lodge, therefore the project does not have any impacts to agricultural or forest land.

The California Department of Conservation (DOC) 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. The project area includes soil classes V, VI, VIII. The project site not encumbered by a Williamson Act Contract or Timber Preserve Contract.

- a) **No Impact.** The project consists of a General Plan Amendment and Rezone from single family residential and light recreational commercial uses to a General Commercial Land Use and Zoning Designation. The project anticipates the renovation/remodel of the Black Forest Lodge from a residential structure to commercial lodge/motel/hotel.
- b) **No Impact.** The land in the project is not contracted under the Williamson Act.
- c) **No Impact.** The project properties are not contracted for timber production. The General Plan Amendment and Rezone project anticipates the renovation/remodel of the Black Forest Lodge from a residential structure to commercial lodge/motel/hotel. Therefore the proposed project will not conflict with existing zoning or any Timber Production Harvest Plans.
- d) **No Impact.** The project will not cause the conversion or loss of forest land to non-forest land use. The project that includes the renovation/remodel of the Black Forest Lodge does not anticipate any impacts to forest lands.
- e) **No Impact.** The project does not anticipate any changes to the existing environment that will convert any farmland to a non-agricultural uses or convert forest land to non-forest use.

<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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III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to 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) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutants concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

The project consists of a General Plan Amendment and Rezone from single family residential and light recreational commercial uses to a General Commercial Land Use and Zoning Designation. The properties subject to the General Plan Amendment and Rezone are currently developed with several structures that include commercial lodging and residential. Currently the Black Forest Lodge is being used as a residential structure, this project anticipates the renovation/remodel of the Black Forest Lodge from a residential structure to commercial lodge/motel/hotel.

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. The fee is collected by the Tehama County Air Pollution Control District (TCAPCD). Contractors are given the option of paying the Indirect Source fee or provide on or off-site mitigation through an Alternative Emission Reduction Plan. Therefore, at the time future development is proposed, TCAPCD will impose their standards for construction.

- a) **No Impact.** The project will not conflict with or obstruct any applicable air quality plan. Any future development on the sites included in the project would be subject to Air Quality Control measures discussed in the General Plan. There are no new structures proposed on the project sites at this time, however any future development will be required to comply with state and local air quality standards.
- b) **No Impact.** The project will not result in a cumulatively considerable net increase of any criteria pollutant. As mentioned, all future development on the proposed parcels are subject to meet air quality standards.
- c) **No Impact.** The project will not expose any sensitive receptors to substantial pollutant concentrations.
- d) **No Impact.** The project will not result in other emissions such as odors that will adversely affect a substantial number of people.

<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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies 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 project site is located on the Southside of State Route 36E approximately, 1 Mile West of the Tehama-Plumas County Line. The elevation of the project is approximately 4,850 ft. above sea level. The project consists of a General Plan Amendment and Rezone from single family residential and light recreational commercial uses to a General Commercial Land Use and Zoning Designation. The properties subject to the General Plan Amendment and Rezone are currently developed with several structures that include commercial lodging and residential. The properties to the North, East and South are classified as Timber, while the properties to the West along SR36E's frontage are classified a Rural Small lot and Timber, single family homes, timber and recreation would be the typical uses for this type of setting.

The site can be characterized as a slightly sloping grassy field with a stream and ponds that transitions into a coniferous forest. Commercial and residential development are scatter along the frontage of SR36E of the project area. Development includes multiple single family residences, a commercial lodge and a former lodge known as the Black Forest Lodge. These properties include various species of conifers, including but not limited to pines, and firs with native/non-native grasses and Forbes growing throughout the area. There is a stream identified in the California Natural Diversity Database that contains Resident Rainbow Trout, which drains into Deer Creek that is known to support special-status salmonid species. Currently the Black Forest Lodge is being used as a residential structure, this project anticipates the renovation/remodel of the Black Forest Lodge from a residential structure to commercial lodge/motel/hotel.

Since the project area is anticipated for construction, which may disturbed the land in the project area, all sensitive species residing in the stream and Deer Creeks should be protected. Therefore, the Department of Fish and Wildlife recommends the placement of a 50-foot non-disturbance/habitat protection buffer along Lost Creek (stream running through project area) to preclude future development in these areas. Furthermore, in case of future development or the necessity to cross Lost Creek, a Lake or Streambed Alteration Agreement (LSAA) notification would be necessary for any activity that will substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank (which may include associated riparian resources) of a river, stream or lake, or use material from a streambed pursuant to Fish and Game Code section 1600 et seq. Information regarding the LSA Notification process can be obtained from the Department's website at: <http://wildlife.ca.gov/Conservation/LSA>.

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 that future growth will have on these resources and their habitat. Therefore, to mitigate the potentially significant impacts to the environment to less than significant, the following mitigation measure will be incorporated.

a-b) Potentially Significant Impact Unless Mitigated. The CA Department of Fish and Wildlife has recommended setbacks to Lost Creek (stream running through project area) in order to avoid impacts to sensitive fish populations. In order to minimize the potential for future disturbance and mitigate any potential impacts to Lost Creek (stream running through project area) and Deer Creek, the Department recommends placing a non-disturbance buffer along the stream/creek. Furthermore, any activity within the buffer area or any disturbance within the bed and/or bank of the creek would require review and approval of a 1600 stream bed alteration agreement as outlined below. Therefore, the following mitigation measures will reduce any potentially significant impacts of the project to less than significant:

Mitigation Measure #IV.1:

NON-DISTURBANCE BUFFER. There shall be a 50-foot non-disturbance/habitat protection buffer along Lost Creek (stream running through project area) to preclude future development in these areas. This buffer should be measured from the top of bank.

And;

Mitigation Measure #IV.2:

STREAMBED ALTERATION AGREEMENT.

A Lake or Streambed Alteration Agreement (LSAA) notification would be necessary for any activity that will substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank (which may include associated riparian resources) of a river, stream or lake, or use material from a streambed pursuant to Fish and Game Code section 1600 et seq. This includes any activity within the 50 foot non-disturb area and a necessity to cross Lost Creek, the Information regarding the LSA Notification process can be obtained from the Department's website at: <http://wildlife.ca.gov/Conservation/LSA>.

- 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) Potentially Significant Unless Mitigation Incorporated.** The proposed project, does not appear to impact wildlife species or established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. However, as indicated above a stream/creek does pass through the project area, which will be protect by Mitigation Measures IV.1 & 2 and therefore, reduce impact to less than significant.
- e-f.) No Impact.** This project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, state habitat conservation plan or local policies or ordinances protecting biological resources such as a tree preservation policy ordinance.

<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 pursuant to §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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

DISCUSSION:

The project site is located on the Southside of State Route 36E approximately, 1 Mile West of the Tehama-Plumas County Line. The elevation of the project is approximately 4,850 ft. above sea level. The project consists of a General Plan Amendment and Rezone from single family residential and light recreational commercial uses to a General Commercial Land Use and Zoning Designation. The properties subject to the General Plan Amendment and Rezone are currently developed with several structures that include commercial lodging and residential. The properties to the North, East and South are classified as Timber, while the properties to the West along SR36E's frontage are classified a Rural Small lot and Timber, single family homes, timber and recreation would be the typical uses for this type of setting.

The site can be characterized as a slightly sloping grassy field with a stream and ponds that transitions into a coniferous forest. Commercial and residential development are scatter along the frontage of SR36E of the project area. Development includes multiple single family residences, a commercial lodge and a former lodge known as the Black Forest Lodge. These properties include various species of conifers, including but not limited to pines, and firs with native/non-native grasses and Forbes growing throughout the area. There is a stream identified in the California Natural Diversity Database that contains Resident Rainbow Trout, which drains into Deer Creek that is known to support special-status salmonid species. Currently the Black Forest Lodge is being used as a residential structure, this project anticipates the renovation/remodel of the Black Forest Lodge from a residential structure to commercial lodge/motel/hotel.

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. Construction including renovations and remodels are anticipated in the future as indicated above and therefore it is possible that cultural resources could be discovered at that time, which could including human remains. To reduce the projects potential impacts to less than significant, a mitigation measure consistent with Northeast Information Centers (NEIC) standard feedback shall be incorporated into the project.

- a) **No Impact.** The project would not cause substantial adverse change to any historical resource because the areas designated for construction are currently developed.

b-c)Potentially Significant Impact with Mitigation Incorporated. Since the project anticipates future construction including renovations and remodels as indicated above, it is a possibility that resources or remains could be uncovered during construction, and therefore in order to reduce potential cultural resources impacts to less than significant, the following Mitigation Measure shall be applied and incorporation into the project:

Mitigation Measure #V.1:

CULTURAL RESOURCES PROTECTION. Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues. Such measures could include, but would not be limited to researching and identifying the history of the resource(s), mapping the locations, and photographing the resource. In addition, pursuant to Section 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of any human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

<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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VI. ENERGY

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in potentially significant environmental impact to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

In 2008, California became the first state in the nation to include mandatory green building through the Title 24 California Green Building Standards Code (CAL Green Code). This groundbreaking step meant that every structure built in the state – whether a home, school, commercial building or other structure – would have to meet guidelines for energy and water efficiency, low emission flooring and building materials and more. The County is responsible for enforcing the energy conservation regulations, which also extends to building renovations. The Tehama County Building Dept. uses the most recently adopted version of Title 24. The County will continue to enforce the provisions of Title 24 of the California Administrative Code, which sets forth mandatory energy standards for new development. Once this General Plan Amendment and Rezone are complete, it is anticipated that the Black Forest Lodge will be renovated/remodeled from a residential structure to commercial lodge/motel/hotel, which will be required to comply with local/state laws and codes.

- a) **No impact.** This project would not generate environmental impact that are wasteful, inefficient, or require unnecessary consumption of energy resources, during the project construction or operation. The County participates in the Green Building Code Waste Management Plan for all construction projects.
- b) **No impact.** The project will not cause any conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
VII. GEOLOGY AND SOILS				
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 Publication 42?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong Seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction and seiche/tsunami?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in table 18-1-B of the latest Uniform Building Code (1994), creating substantial direct or indirect risk to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) 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"/>

DISCUSSION:

The project site is located on the Southside of State Route 36E approximately, 1 Mile West of the Tehama-Plumas County Line. The elevation of the project is approximately 4,850 ft. above sea level. The project consists of a General Plan Amendment and Rezone from single family residential and light recreational commercial uses to a General Commercial Land Use and Zoning Designation. The properties subject to the General Plan Amendment and Rezone are currently developed with several structures that include commercial lodging and residential. The properties to the North, East and South are classified as Timber, while the properties to the West along SR36E's frontage are classified a Rural Small lot and Timber, single family homes, timber and recreation would be the typical uses for this type of setting.

The site can be characterized as a slightly sloping grassy field with a stream and ponds that transitions into a coniferous forest. Commercial and residential development are scatter along the frontage of SR36E of the project area. Development includes multiple single family residences, a commercial lodge and a former lodge known as the Black Forest Lodge. These properties include various species of conifers, including but not limited to pines, and firs with native/non-native grasses and Forbes growing throughout the area. There is a stream identified in the California Natural Diversity Database that contains Resident Rainbow Trout, which drains into Deer Creek that is known to support special-status salmonid species. Currently the Black Forest Lodge is being used as a residential

structure, this project anticipates the renovation/remodel of the Black Forest Lodge from a residential structure to commercial lodge/motel/hotel.

Tehama County is relatively safe from earth quake activity because of its geographic location and lack of proximity to any active fault lines. Based on the California Geological Survey maps nothing more than the potential for minor seismic ground shaking secondary to earthquakes outside of Tehama County. The County may also experience minor ground shaking as a precursor to eruption of Mt. Lassen. The Alquist-Prilio Earthquake Fault Zoning Act restricts new construction in zones which soils are at risk of displacement; however, Tehama County does not fall within this zone. All new construction in the county is required to meet California Building Code which addresses seismic design requirements, such as automatic earthquake gas shutoff valves in high-occupancy facilities and engineered assessment of potential soil and seismic impacts in the case of earthquake activity. Grading and excavation done by new developments are closely monitored by the Public Works Department and an engineered plan for these procedures is required.

a) No Impact

- i. The project will not expose people or structures to the risk of harm or death involving rupture 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 projects design, including storm run-off and site improvements that will meet local, state and federal standards/regulations.

c-e)No Impact. The soils types consist of class V, VI and VIII with a stream hat runs through the project area. These soils are suitable for this type of development and will not become unstable as a result of this project.

f) No Impact. The terrain on the project site has a slight slope southwest at less than 3%. There does not appear to be any paleontological resources or unique geological features based on the environmental studies on record, along with the adjacent infrastructure improvements and recreational development. Therefore, the project will be considered a less than a significant impact on said resources and features.

<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. 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

The project consists of a General Plan Amendment and Rezone from single family residential and light recreational commercial uses to a General Commercial Land Use and Zoning Designation. The properties subject to the General Plan Amendment and Rezone are currently developed with several structures that include commercial lodging and residential. Currently the Black Forest Lodge is being used as a residential structure, this project anticipates the renovation/remodel of the Black Forest Lodge from a residential structure to commercial lodge/motel/hotel.

Global climate change is the observed increase in the average temperature of the Earth's atmosphere and oceans along with other significant changes in climate (such as precipitation or wind) that last for an extended period of time. The term "global climate change" is often used interchangeably with the term "global warming," but "global climate change" is preferred to "global warming" because it helps convey that there are other changes in addition to rising temperatures. Global surface temperatures have risen by $0.74^{\circ}\text{C} \pm 0.18^{\circ}\text{C}$ over the last 100 years (1906 to 2005). The rate of warming over the last 50 years is almost double that over the last 100 years. The prevailing scientific opinion on climate change is that most of the warming observed over the last 50 years is attributable to human activities. The increased amounts of carbon dioxide (CO_2) and other greenhouse gases (GHGs) are the primary causes of the human-induced component of warming. GHGs are released by the burning of fossil fuels, land clearing, agriculture, and other activities that lead to an increase in the greenhouse effect.

As part of the 2009-2029 General Plan Update process, the County considered a wide range of policies and actions to reduce greenhouse gas emissions, and all feasible measures are included. However, they do not ensure that the County will meet its reduction goal, so the impact is considered cumulatively significant and unavoidable.

Section 15064 (h)(3) of the CEQA Guidelines specifies that a project's contribution to a cumulative effect may be found 'not cumulatively considerable' if the project will comply with the requirements in a previously approved plan or mitigation program, including plans or regulations for the reduction of greenhouse gas emissions. While Tehama County has not adopted a plan or mitigation program for the reduction of greenhouse gases as of the publication of this study, the potential additional development is consistent with the Tehama County General Plan whose EIR incorporated a statement of overriding considerations for cumulative impacts of greenhouse gas emissions.

- 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.
- b) **No impact.** Tehama County implements AB32 and SB375 to acknowledge GHG emissions and its level of significance within environmental quality review. The project does not propose any GHG emission levels that would cause any adverse effect upon the state's air quality.

<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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IX. 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) 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"/>
g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

The project site is located on the Southside of State Route 36E approximately, 1 Mile West of the Tehama-Plumas County Line. The elevation of the project is approximately 4,850 ft. above sea level. The project consists of a General Plan Amendment and Rezone from single family residential and light recreational commercial uses to a General Commercial Land Use and Zoning Designation. The properties subject to the General Plan Amendment and Rezone are currently developed with several structures that include commercial lodging and residential. The properties to the North, East and South are classified as Timber, while the properties to the West along SR36E's frontage are classified a Rural Small lot and Timber, single family homes, timber and recreation would be the typical uses for this type of setting.

The site can be characterized as a slightly sloping grassy field with a stream and ponds that transitions into a coniferous forest. Commercial and residential development are scatter along the frontage of SR36E of the project area. Development includes multiple single family residences, a commercial lodge and a former lodge known as the Black Forest Lodge. These properties include various species of conifers, including but not limited to pines, and firs with native/non-native grasses and Forbes growing throughout the area. There is a stream identified in the California Natural Diversity Database that contains Resident Rainbow Trout, which drains into Deer Creek that is known to support special-status salmonid species. Currently the Black Forest Lodge is being used as a residential structure, this project anticipates the renovation/remodel of the Black Forest Lodge from a residential structure to commercial lodge/motel/hotel.

The properties included in this project use SR36E to access their property, which runs east and west through Tehama, Mendocino, Plumas and Lassen Counties. There are multiple forest and timber roads between Red Bluff and Chester that could be used in case of wildland fires.

The proposed project lies within an area of Tehama County which is primarily State Responsibility Area (SRA) for wildland fire suppression provided by the California Department of Forestry and Fire Protection (CAL FIRE), which has regional mutual aid agreements with other first responders. Structural fire protection and other related emergency services are the responsibility of the Tehama County Fire Department which is administered under contract by CAL FIRE. This project area is rated "High" for wildland fire severity. The closest career staffed fire station is located in Chester, California, approximately 7 miles east of the project site.

- 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 the upset or an 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 will not impair or interfere with an adopted emergency response plan.
- g) **Less Than Significant Impact.** The project will not expose people or structures to a significant risk involving wildland fires due to the type of development anticipated in the future. Commercial structures are required to comply with all current building and fire codes. The project is required to meet or exceed Article II of County Ordinance 2023; SR36E acts as an east/west through far with various forest and timber road connections between SR89 and SR 70. The project shall also comply with all adopted California Fire Codes and all work shall comply with the latest adopted local, state and federal laws and ordinances whether shown in this document or not.

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
X. HYDROLOGY AND WATER QUALITY				
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<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 or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) result in substantial erosion or siltation on-or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) 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; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) impeded or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

The project site is located on the Southside of State Route 36E approximately, 1 Mile West of the Tehama-Plumas County Line. The elevation of the project is approximately 4,850 ft. above sea level. The project consists of a General Plan Amendment and Rezone from single family residential and light recreational commercial uses to a General Commercial Land Use and Zoning Designation. The properties subject to the General Plan Amendment and Rezone are currently developed with several structures that include commercial lodging and residential. The properties to the North, East and South are classified as Timber, while the properties to the West along SR36E's frontage are classified a Rural Small lot and Timber, single family homes, timber and recreation would be the typical uses for this type of setting.

The site can be characterized as a slightly sloping grassy field with a stream and ponds that transitions into a coniferous forest. Commercial and residential development are scatter along the frontage of SR36E of the project area. Development includes multiple single family residences, a commercial lodge and a former lodge known as the Black Forest Lodge. These properties include various species of conifers, including but not limited to pines, and firs with native/non-native grasses and Forbes growing throughout the area. There is a stream identified in the California Natural Diversity Database that contains Resident Rainbow Trout, which drains into Deer Creek that is known to support special-status salmonid species. Currently the Black Forest Lodge is being used as a residential structure, this project anticipates the renovation/remodel of the Black Forest Lodge from a residential structure to commercial lodge/motel/hotel.

Lost Creek (stream running through the project area) does not have a Flood Hazard designation and is therefore not identified as a flood hazard for this project. FEMA as well as California Department of Water Resources create and facilitate construction regulation and standards for development in flood hazard area. The County maintains the State and Federal standards for property in the flood hazard zones. All local agencies have to maintain standards at least as effective as those of the State and/or Federal agencies in protecting life and property within the flood hazard areas.

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. Tehama County General Plan policy states that for all new large construction projects, proposed water supply and delivery system shall be 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 or otherwise substantially degrade surface or groundwater quality because the project will rely on conventional construction practices to renovate/remodel the Black Forest Lodge. Well and Septic system installation shall meet all local, state and federal standards/regulations. This shall include Tehama County's Health Departments Chapter 9.22.150 code for 300% waste water treatment system replacement.
- b) **No Impact.** The project will not substantially deplete groundwater supplies, interfere with groundwater recharge or impede sustainable groundwater management of the basin. The 2009-2029 General Plan update anticipated this type of development and density in this area, which can support further use of the water table and will not deplete the water source. The project will not violate any water quality standards or waste discharge requirements.
- c& i-iv) **No Impact.** The anticipated construction associated with the uses listed in the project will create an insignificant amount of flow to the existing storm water runoff within the area. The project will develop minimal impervious surfaces with the anticipated renovation and remodel work of the Black Forest Lodge, a General Construction Storm Water permit is required by the California Regional Water Quality Control Board for development of 1 acre or more, which is not anticipated nor foreseen through the approval of this project, and therefore the project will not create and/or contribute to water runoff exceeding the capacity of a storm water drainage systems.
- d) **No Impact.** This project does not have a Flood Hazard designation and is therefore not identified as a flood hazard for this project. The project is not located within a seiche or tsunami zone and therefore there is no risk of releasing pollutants due to project inundation.
- e.) **No impact.** The project will not substantially affect water quality control plan or sustainable groundwater management plan. The project is not anticipated to deplete groundwater supplies or interfere with groundwater recharge. Any future development on the site is encouraged to promote water conservation.

<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. 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) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

The project consists of General Plan Amendment from RS: Rural Residential Small Lot (Approx. 11.76 Acres) and CR: Commercial Recreation (Approx. 6.85 Acres) to a GC: General Commercial Land Use Designation. The applicants are also requesting a Map Rezone from R1-MH-B:86: One-Family Residence-Special Mobilehome Combining-Special Building Site Combining District (minimum lot size 86,000 sq. ft.) and C-1: Neighborhood Commercial to a C-2: General Commercial Zoning District. The proposed project is located on approximately 18.61 acres and includes six parcels (APN's: 017-280-049,050,051 & 052 and 17-290-004 & 007). The properties subject to the General Plan Amendment and Rezone are currently developed with several structures that include commercial lodging and residential. Currently the Black Forest Lodge is being used as a residential structure, this process will allow it to be renovated/remodeled and used as a commercial lodge/motel/hotel.

The project site is located on the Southside of State Route 36E approximately, 1 Mile West of the Tehama-Plumas County Line. The elevation of the project is approximately 4,850 ft. above sea level. The site can be characterized as a slightly sloping grassy field with a stream and ponds that transitional into a coniferous forest. Commercial and residential development are scatter along the frontage of SR36E of the project area. Development includes multiple single family residences, a commercial lodge and a former lodge known as the Black Forest Lodge. There is a creek that contains Resident Rainbow Trout in the California Natural Diversity Database, which drains into Deer Creek that is known to support special-status salmonid species. This properties include, but is not limited to pines, and firs with native/non-native grasses and Forbes.

The 2009-2029 Tehama County General Plan Update encourage growth in an organized, cohesive pattern through the use of existing major roadways, utilities, public facilities and the expansion of these services as they are needed. The 2009-2029 General Plan update anticipated this type of development and density in this area. Therefore, the 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.) **No impact.** The project will not conflict with any applicable land use plan, policy etc. due to the projects General Plan Amendment and Rezone process.

<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. 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 project consists of a General Plan Amendment and Rezone from single family residential and light recreational commercial uses to a General Commercial Land Use and Zoning Designation. The properties subject to the General Plan Amendment and Rezone are currently developed with several structures that include commercial lodging and residential. Currently the Black Forest Lodge is being used as a residential structure, this process will allow it to be renovated/remodeled and used as a commercial lodge/motel/hotel.

The site can be characterized as a slightly sloping grassy field with a stream and ponds that transitions into a coniferous forest. Commercial and residential development are scatter along the frontage of SR36E of the project area. Development includes multiple single family residences, a commercial lodge and a former lodge known as the Black Forest Lodge. There is a stream identified in the California Natural Diversity Database that contains Resident Rainbow Trout, which drains into Deer Creek that is known to support special-status salmonid species. These properties include various species of conifers, including but not limited to pines, and firs with native/non-native grasses and Forbes growing throughout the area. The properties to the North, East and South are classified as Timber, while the properties to the West along SR36E's frontage are classified a Rural Small lot and Timber, single family homes, timber and recreation would be the typical uses for this type of setting. The General Plan Amendment and Rezone that include the potential remodel of the Black Forest Lodge does not include any impacts to mineral resources.

Tehama County offers an abundance of mineral resources derived from the extraction of non-metallic sources such as sand, gravel and volcanic cinder. The County currently recognizes 20 mineral excavation sites which are permitted in the county, none of which occur on or near the project site. 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, it is also 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, it is also 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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XIII. NOISE

Would the project result in:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <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). The project site is located on the Southside of State Route 36E approximately, 1 Mile West of the Tehama-Plumas County Line. The elevation of the project is approximately 4,850 ft. above sea level. The site can be characterized as a slightly sloping grassy field with a stream and ponds that transitional into a coniferous forest. Commercial and residential development are scatter along the frontage of SR36E of the project area. Development includes multiple single family residences, a commercial lodge and a former lodge known as the Black Forest Lodge that is currently used as a residence. There is a creek that contains Resident Rainbow Trout in the California Natural Diversity Database, which drains into Deer Creek that is known to support special-status salmonid species. This properties include, but is not limited to pines, and fir with native/non-native grasses and Forbes. It is anticipated that the renovation/remodel of the Black Forest Lodge will be emit noise, but the noise association with this type of convention construction will occur during the day time and for a limited period of time. The nearest Airstrip is approximately 7 miles away in the town of Chester California.

- a) **No Impact.** The project would not result in the exposure of persons to ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Noise levels may increase temporarily during construction. This project is not anticipated to generate excessive noise or be located near noise sensitive land uses.
- b) **No Impact.** The project will be consistent with the final General Plan and Zoning designation. Lodges/motels uses typically will not generate excessive groundborne vibration or groundborne noise level. However, the temporary construction of the structures and associated improvements may generate groundborne vibration and/or groundborne noise as allowed and anticipated within the 2009-2029 General Plan.
- c) **No Impact.** The project is not within the vicinity of a private air-strip.

<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. POPULATION AND HOUSING

Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

The project consists of a General Plan Amendment from RS: Rural Residential Small Lot (Approx. 11.76 Acres) and CR: Commercial Recreation (Approx. 6.85 Acres) to a GC: General Commercial Land Use Designation. The applicants are also requesting a Map Rezone from R1-MH-B:86: One-Family Residence-Special Mobilehome Combining-Special Building Site Combining District (minimum lot size 86,000 sq. ft.) and C-1: Neighborhood Commercial to a C-2: General Commercial Zoning District. The proposed project is located on approximately 18.61 acres and includes six parcels (APN's: 017-280-049,050,051 & 052 and 17-290-004 & 007). The properties subject to the General Plan Amendment and Rezone are currently developed with several structures that include commercial lodging and residential. Currently the Black Forest Lodge is being used as a residential structure, this process will allow it to be renovated/remodeled and used as a commercial lodge/motel/hotel. Commercial zones allow limited residential development in the form of mixed use second floor duplex or a small living quarters that would accompany the commercial use. Therefore, this project does not have the potential to induce substantial population growth or growth through an unplanned event.

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 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 a substantial population growth in the area, either directly or indirectly. The 2009-2029 General Plan update anticipated this type of development and density in this area. Therefore, the project is not considered growth inducing and is consistent with the surrounding Land Use Designations and Zoning.
- b.) **No impact.** The project will not displace a substantial numbers of existing housing, 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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XV. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
2) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

The project site is located on the Southside of State Route 36E approximately, 1 Mile West of the Tehama-Plumas County Line. The elevation of the project is approximately 4,850 ft. above sea level. The project consists of a General Plan Amendment and Rezone from single family residential and light recreational commercial uses to a General Commercial Land Use and Zoning Designation. The properties subject to the General Plan Amendment and Rezone are currently developed with several structures that include commercial lodging and residential. The properties to the North, East and South are classified as Timber, while the properties to the West along SR36E's frontage are classified a Rural Small lot and Timber, single family homes, timber and recreation would be the typical uses for this type of setting. The properties included in this project use SR36E to access their property, which runs east and west through Tehama, Mendocino, Plumas and Lassen Counties. There are multiple forest and timber roads between Red Bluff and Chester that could be used in case of wildland fires. SR36E acts as an east/west through far with various forest and timber road connections between SR89 and SR 70.

The site can be characterized as a slightly sloping grassy field with a stream and ponds that transitions into a coniferous forest. Commercial and residential development are scatter along the frontage of SR36E of the project area. Development includes multiple single family residences, a commercial lodge and a former lodge known as the Black Forest Lodge. These properties include various species of conifers, including but not limited to pines, and firs with native/non-native grasses and Forbes growing throughout the area. Currently the Black Forest Lodge is being used as a residential structure, this project anticipates the renovation/remodel of the Black Forest Lodge from a residential structure to commercial lodge/motel/hotel, which will not induce substantial population growth in the area. Commercial uses typically add to the county's general fund budget due to the county's tax structure. The 2009-2029 General Plan update anticipated this type of development and density in this area. Therefore, the project is not considered growth inducing and is consistent with the surrounding Land Use Designations and Zoning.

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 with an objective to meet the goals 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)

1. **No Impact.** The project will not have adverse physical impacts on or physically alter fire protection and facilities. Should future development occur in the area, public service needs will be periodically reevaluated to consider any new population growth.
2. **No Impact.** The project will not have adverse physical impacts on or physically alter police protection and facilities. Should future development occur in the area, public service needs will be periodically reevaluated to consider any new population growth.
3. **No Impact.** The project will not have adverse physical impacts on or physically alter school facilities. Should future development occur in the area, public service needs will be periodically reevaluated to consider any new population growth.
4. **No 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.
5. **No Impact.** The project will not have adverse physical impacts on or physically alter any other public facilities. Should future development occur in the area, 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)
XVI. RECREATION				
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 project site is located on the Southside of State Route 36E approximately, 1 Mile West of the Tehama-Plumas County Line. The elevation of the project is approximately 4,850 ft. above sea level. The project consists of a General Plan Amendment and Rezone from single family residential and light recreational commercial uses to a General Commercial Land Use and Zoning Designation. The properties subject to the General Plan Amendment and Rezone are currently developed with several structures that include commercial lodging and residential. The properties to the North, East and South are classified as Timber, while the properties to the West along SR36E's frontage are classified a Rural Small lot and Timber, single family homes, timber and recreation would be the typical uses for this type of setting.

The site can be characterized as a slightly sloping grassy field with a stream and ponds that transitions into a coniferous forest. Commercial and residential development are scatter along the frontage of SR36E of the project area. Development includes multiple single family residences, a commercial lodge and a former lodge known as the Black Forest Lodge. These properties include various species of conifers, including but not limited to pines, and firs with native/non-native grasses and Forbes growing throughout the area. There is a stream identified in the California Natural Diversity Database that contains Resident Rainbow Trout, which drains into Deer Creek that is known to support special-status salmonid species. Currently the Black Forest Lodge is being used as a residential structure, this project anticipates the renovation/remodel of the Black Forest Lodge from a residential structure to commercial lodge/motel/hotel. The 2009-2029 General Plan update anticipated this type of development and density in this area. The project will not result in a substantial increase in demand for recreational facilities or adversely affect Tehama County park/population standards due to the limited growth potential of a commercial land use and zoning designation. Therefore, the project is not considered growth inducing and is consistent with the surrounding Land Use Designations and Zoning.

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 generate a negligible amount of growth in the local population, because it has already been anticipated and planned for by the 2009-2029 General Plan. The project will not result in a substantial increase in demand for recreational facilities or adversely affect Tehama County park/population standards due the limited growth potential of a commercial Land Use and Zoning Designation. 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.

<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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XVII. TRANSPORTATION

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with program plan, ordinance or policy addressing the circulation system, including taking into account all modes of transportation including transit, roadway, bicycle and pedestrian facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Would the project conflict or be inconsistent with CEQA Guidelines section 10564.3, subdivision (b)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially increase hazards due to a geometric 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"/> |
| d) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

DISCUSSION:

The project site is located on the Southside of State Route 36E approximately, 1 Mile West of the Tehama-Plumas County Line. The elevation of the project is approximately 4,850 ft. above sea level. The project consists of a General Plan Amendment and Rezone from single family residential and light recreational commercial uses to a General Commercial Land Use and Zoning Designation. The properties subject to the General Plan Amendment and Rezone are currently developed with several structures that include commercial lodging and residential. The properties to the North, East and South are classified as Timber, while the properties to the West along SR36E's frontage are classified a Rural Small lot and Timber, single family homes, timber and recreation would be the typical uses for this type of setting.

The properties included in this project use SR36E to access their property, which runs east and west through Tehama County. SR36E serves the recreational, timber and rural residential areas between Red Bluff and Chester California, it is considered a two lane State Route under the Tehama County General Plans Circulation Element. This thoroughfare will allow commercial, recreational and residential travelers an easterly or westerly route to evacuate their property in case of wildland fires. Currently the Black Forest Lodge is being used as a residential structure, this project anticipates the renovation/remodel of the Black Forest Lodge from a residential structure to commercial lodge/motel/hotel. The 2009-2029 General Plan update anticipated this type of development and density in this area. The project will not induce a substantial amount of vehicle miles traveled in the area. The 2009-2029 General Plan update anticipated this type of development and density in this area. The development and renovation/remodel of a lodge will generate a negligible amount of vehicular miles traveled to and from the nearest service points, which are located along SR36E. Therefore, a qualitative vehicular analyses on transportation impacts has resulted in no impact.

The roadways of Tehama County are classified as mostly rural. While there are some major regional routes used for the transportation of people, goods and services (I-5, Highway 99E, Highway 99W and Highway 36), most local traffic uses arterial and connector roadways. The 2009-2029 Tehama County General Plan Update recognizes several essential roadways which include Bowman Road, Jelly's Ferry, 99E, 99W, South Avenue and Lake California Drive (Outside the private community's gates). As populations increase and development occurs, it is expected that these roadways will need to be evaluated and updated to meet increased capacity and safety needs. Within the Tehama County General Plan, the Circulation Element is coordinated with the Land Use, Noise, and other elements that address topics related to circulation and transportation. The Circulation Element outlines the necessary transportation system and related components to serve the future needs of residents and visitors of Tehama County. The element also provides a framework to guide transportation planning throughout Tehama County. Goals, objectives, policies, and implementation measures provide direction for maintaining and improving Tehama County's transportation system.

- a-b.) Less than significant impact.** The General Plan Amendment and Rezone from residential and light recreational commercial uses to General Commercial uses on 18.61 acres of land along with the development and renovation/remodel of a lodge will generate a negligible amount of vehicular miles traveled to and from the nearest service points, which are located along SR36E.
- c.) Less than significant impact.** Any access and/or roadway improvements required would be subject to Caltrans highway safety standards and guidelines. The project would not introduce any new types of vehicles to the SR36E thoroughfare. However, since Caltrans retains jurisdiction of SR36E any development related ingress/egress and/or encroachment permit requirements will be subject to review and approval by Caltrans.
- d.) Less than significant impact.** Standard road improvements may be considered by Caltrans during any encroachment permit process. However, the project is not required to develop a secondary access due the limited development potential of this project. The SR36E thoroughfare allows two directions of travel away from the project sites, which will help facilitate evacuation by the residence on an as needed bases.

<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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XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

☐ ☐ ☐ ☒

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision(c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.

☐ ☐ ☐ ☒

DISCUSSION:

The project site is located on the Southside of State Route 36E approximately, 1 Mile West of the Tehama-Plumas County Line. The elevation of the project is approximately 4,850 ft. above sea level. The project consists of a General Plan Amendment and Rezone from single family residential and light recreational commercial uses to a General Commercial Land Use and Zoning Designation. The properties subject to the General Plan Amendment and Rezone are currently developed with several structures that include commercial lodging and residential. The properties to the North, East and South are classified as Timber, while the properties to the West along SR36E's frontage are classified a Rural Small lot and Timber, single family homes, timber and recreation would be the typical uses for this type of setting.

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. Staff reviewed the relative sources regarding the identification of tribal cultural resources possibly located on the project site. There is a possibility that resources within the proposed areas to be disturbed may meet the criteria set forth in subdivision(c) of Public Resources Code section 5024.1, and that the lead agency would consider to be a significance resource to a California Native American Tribe. Therefore, a Mitigation Measure for inadvertent discovery and the protocol required to protect such a discovery has been incorporated into the project.

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. There have been no California Native American tribes traditionally and/or culturally affiliated with the project area that requested consultation pursuant to Public Resources Code section 21080.3.1. To date, the tribes have not requested consultation for the purpose of preserving or mitigating impacts to places, features, and/or objects described in Sections 5097.9 and 5097.993 of the Public Resources Code that are located within project boundaries.

- ai) **No Impact.** The area designated for improvement does not contain any structures and/or development other than a conventionally built lodge used as a residence. The site does not contain any listed or eligible features within the California register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).

aii) **Potentially Significant Impact with Mitigation Incorporated.** The lead agency has considered sources regarding the identification of tribal cultural resources possibly located on the project site. There is a possibility that resources within the proposed areas to be disturbed may contain resources that meet the criteria set forth in subdivision(c) of Public Resources Code section 5024.1, and that the lead agency would consider to be a significance resource to a California Native American Tribe. Therefore, a Mitigation Measure for inadvertent discovery and the protocol required to protect such a discovery has been incorporated into the project.

Mitigation Measure #XVIII.1

INADVERTENT DISCOVERY PROTOCOL. If any new cultural resources are located during project activities, all work in the vicinity of the discovery must stop and a qualified archaeologist must immediately be notified. Archaeological and historic-period resources in the region may include:

§ **Archeological materials:** flaked stone tools (projectile point, biface, scraper, etc.) and debitage (flakes) made of chert, obsidian, etc., groundstone milling tools and fragments (mortar, pestle, handstone, millingstone, etc.), faunal bones, fire-affected rock, dark middens, housepit depressions and human interments.

§ **Historic-era resources:** may include, but are not limited to, small cemeteries or burial plots, cut (square) nails, containers or miscellaneous hardware, glass fragments, cans with soldered seams or tops, ceramic or stoneware objects or fragments, milled or split lumber, earthworks, feature or structure remains and trash dumps.

	<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>
XIX. UTILITIES AND SERVICE SYSTEMS				
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

The project site is located on the Southside of State Route 36E approximately, 1 Mile West of the Tehama-Plumas County Line. The elevation of the project is approximately 4,850 ft. above sea level. The project consists of a General Plan Amendment and Rezone from single family residential and light recreational commercial uses to a General Commercial Land Use and Zoning Designation. The properties subject to the General Plan Amendment and Rezone are currently developed with several structures that include commercial lodging and residential. The properties to the North, East and South are classified as Timber, while the properties to the West along SR36E's frontage are classified a Rural Small lot and Timber, single family homes, timber and recreation would be the typical uses for this type of setting.

- a) **No Impact.** The project will not cause significant effects on the environmental due to new construction related to water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities. The project will rely on conventional construction practices to renovate/remodel the Black Forest Lodge. Well and Septic system instillation shall meet all local, state and federal standards/regulations including providing enough space for 300% replacement of the current waste water systems on commercial development.
- b) **No impact.** The project will not substantially deplete groundwater supplies, interfere with groundwater recharge or impede sustainable groundwater management of the basin. The 2009-2029 General Plan update anticipated this type of development and density in this area, which can support further use of the water table and will not deplete the water source.
- c) **No impact.** There is no wastewater treatment provider within the vicinity of the project site. The project will rely on conventional construction practices to remodel the Black Forest Lodge. The applicants would be required to have a septic system and replacement area that would meet the requirements of the Tehama County Environmental Health Department.

d) **No impact.** The project will not have any impact on the landfill's capacity to accommodate project needs.

e) **No impact.** Compliance with all federal, state and local statutes related to solid waste is required.

<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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XX. WILDFIRE-

If located in or near state responsibility areas or lands classified as Very high fire hazard severity zones, would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plans? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose people or structures to significant risk, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

The project site is located on the Southside of State Route 36E approximately, 1 Mile West of the Tehama-Plumas County Line. The site can be characterized as a slightly sloping grassy field with a stream and ponds that transitions into a coniferous forest. Commercial and residential development are scattered along the frontage of SR36E of the project area. The elevation of the project is approximately 4,850 ft. above sea level. The project properties include various species of conifers, including but not limited to pines, and firs with native/non-native grasses and Forbes growing throughout the area. The project consists of a General Plan Amendment and Rezone from single family residential and light recreational commercial uses to a General Commercial Land Use and Zoning Designation. The properties subject to the General Plan Amendment and Rezone are currently developed with several structures. These structures include multiple single family residences, a commercial lodge and a former lodge known as the Black Forest Lodge. Currently the Black Forest Lodge is being used as a residential structure, this project anticipates the renovation/remodel of the Black Forest Lodge from a residential structure to commercial lodge/motel/hotel. The project will rely on conventional construction practices to renovate/remodel the Black Forest Lodge. The properties to the North, East and South are classified as Timber, while the properties to the West along SR36E's frontage are classified as Rural Small lot and Timber, single family homes, timber and recreation would be the typical uses for this type of setting.

The properties included in this project use SR36E to access their property, which runs east and west through Tehama County. SR36E serves the recreational, timber and rural residential areas between Red Bluff and Chester California, it is considered a two lane State Route under the Tehama County General Plans Circulation Element. This thoroughfare will allow commercial, recreational and residential travelers an easterly or westerly route to evacuate their property in case of wildland fires. There are multiple forest and timber roads between Red Bluff and Chester that could be used in case of wildland fires.

The proposed project lies within an area of Tehama County which is primarily State Responsibility Area (SRA) for wildland fire suppression provided by the California Department of Forestry and Fire Protection (CAL FIRE), which has regional mutual aid agreements with other first responders. Structural fire protection and other related emergency services are the responsibility of the Tehama County Fire Department which is administered under contract by CAL FIRE. This project area is rated "High" for wildland fire severity. The closest career staffed fire station is located in Chester, California, approximately 7 miles east of the project site.

- a) **No impact.** The project will not substantially impair an adopted emergency response plan or emergency evacuation plan due to the nature and scope of the project. The project is not required to develop a secondary access due the limited commercial development potential. The SR36E thoroughfare allows two way east and west travel, which will help facilitate evacuation by the commercial, recreational and residential travelers on an as needed bases.
- b) **No impact.** The General Plan Amendment/Rezone and renovation and remodel of the Black Forest Lodge will not exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled speed of a wildfire.
- c) **No impact.** The General Plan Amendment/Rezone and renovation and remodel of the Black Forest Lodge will not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.
- d) **No impact.** The project area is relatively flat with less than a 3% southwestern slope. The project will rely on conventional construction practices to renovate/remodel the Black Forest Lodge, which will be required to comply with local/state laws and codes. Since the potential development is consistent with the General Plan and local/state laws, the project will not expose people or structures to significant risk, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability or drainage changes.

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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XXI. 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 substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

RESPONSE TO CHECK LIST:

The project site is located on the Southside of State Route 36E approximately, 1 Mile West of the Tehama-Plumas County Line. The elevation of the project is approximately 4,850 ft. above sea level. The project consists of a General Plan Amendment and Rezone from single family residential and light recreational commercial uses to a General Commercial Land Use and Zoning Designation. The properties subject to the General Plan Amendment and Rezone are currently developed with several structures that include commercial lodging and residential. The properties to the North, East and South are classified as Timber, while the properties to the West along SR36E's frontage are classified a Rural Small lot and Timber, single family homes, timber and recreation would be the typical uses for this type of setting.

The site can be characterized as a slightly sloping grassy field with a stream and ponds that transitions into a coniferous forest. Commercial and residential development are scatter along the frontage of SR36E of the project area. Development includes multiple single family residences, a commercial lodge and a former lodge known as the Black Forest Lodge. These properties include various species of conifers, including but not limited to pines, and firs with native/non-native grasses and Forbes growing throughout the area. There is a stream identified in the California Natural Diversity Database that contains Resident Rainbow Trout, which drains into Deer Creek that is known to support special-status salmonid species. Currently the Black Forest Lodge is being used as a residential structure, this project anticipates the renovation/remodel of the Black Forest Lodge from a residential structure to commercial lodge/motel/hotel.

Therefore, in order to protect the sensitive species residing in this stream and Deer Creeks, the Department recommends the placement of a 50-foot non-disturbance/habitat protection buffer along Lost Creek (stream running through project area) to preclude future development in these areas. Furthermore, in case of future development or the necessity to cross Lost Creek, a Lake or Streambed Alteration Agreement (LSAA) notification would be necessary for any activity that will substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank (which may include associated riparian resources) of a river, stream or lake, or use material from a streambed pursuant to Fish and Game Code section 1600 et seq. Information regarding the LSA Notification process can be obtained from the Department's website at: <http://wildlife.ca.gov/Conservation/LSA>.

The proposed project lies within an area of Tehama County which is primarily State Responsibility Area (SRA) for wildland fire suppression provided by the California Department of Forestry and Fire Protection (CAL FIRE), which has regional mutual aid

agreements with other first responders. Structural fire protection and other related emergency services are the responsibility of the Tehama County Fire Department which is administered under contract by CAL FIRE. This project area is rated "High" for wildland fire severity. The closest career staffed fire station is located in Chester, California, approximately 7 miles east of the project site.

As indicated below and based on the information contained in this environmental document the project will need to incorporate and apply five mitigation measures in order to reduce the Biological Resources, Cultural Resources and Tribal Cultural Resources potentially significant impacts to less than significant.

- a) **Potentially Significant Unless Mitigation Incorporated.** The project will have less than significant impacts on the environment, fish and wildlife habitat or reduce the number of rare or endangered species with the incorporation of the following mitigation measures. Specifically Biological Resources MM # IV.1 & 2; for a detailed discussion of the topic please see Biological Resources Section IV, and Cultural Resources MM # V.1; for a detailed discussion of the topic please see Cultural Resources Section V.
- b) **Less than Significant Impact.** Cumulative impacts of the project have been considered and based on the size, location and use have been determined to be Less than a significant impact on the environment and the county.
- c) **Potentially Significant Unless Mitigation Incorporated.** The project does not have environmental effects that will cause substantial adverse effects of human beings with mitigations incorporated. Specifically Cultural Resources MM# V.1; for a detailed discussion of the topic please see Cultural Resources Section V, and Tribal Cultural Resources MM # XVIII.1; for a detailed discussion of the topic please see Tribal Cultural Resources Section XVIII.

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

- California Department of Fish and Wildlife

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)

MITIGATION MONITORING PROGRAM

GENERAL PLAN AMENDMENT NO. 20-01 AND REZONE NO.20-02

TEHAMA COUNTY PLANNING DEPARTMENT

444 Oak Street

Courthouse Annex, Room I

Red Bluff, CA 96080

The size and complexity of the proposed project require development of a formal mitigation monitoring program to ensure that monitoring is carried out in all stages. Monitoring is divided into three categories related to the timing of activities and implementation of mitigations.

1. Pre-Construction Mitigations (PC). These are activities that precede any actual land disturbance. Included among these mitigations are the development of drainage, erosion control and tree management plans. Also included are the delineation of any wetlands that may be subject to development impact and the establishment of Environmentally Sensitive Areas (ESAs) or Zones (ESZs) around archaeological sites and specimen oak trees.
2. Construction-Related Mitigations (DC). These include implementation of the drainage and erosion control plans, building setbacks from sensitive areas, and all other measures required to reduce the impacts of construction and development.
3. Ongoing Mitigations (OG). These include the maintenance programs necessary to ensure long-term control of erosion, protection of surface water quality in runoff, and protection of the wildlife and wildlife habitat resources on the project.

Monitoring will be the responsibility of various county and state agencies, although the physical inspections may be delegated to a private company or individuals chosen by these agencies and/or an environmental coordinator. All costs of mitigation monitoring will be borne by the developers, who are usually required to deposit money with the county or state agency in advance of the required monitoring effort.

The following environmental mitigation measures were incorporated in the conditions of approval for this project in order to mitigate identified environmental impacts to a level of insignificance. For tentative maps, some mitigation measures must be completed prior to map recordation (PR). Others are implemented during permitting stages following map recordation (AR), or are ongoing mitigation measures. A completed and signed checklist for each mitigation measure indicates that the mitigation measure has been complied with and implemented, and fulfills the monitoring requirements with respect to Assembly Bill 3180 (PRC Section 21081.6).

Currently, the applicant is seeking approval of GPA No. 20-01 and REZ No. 20-02. A description of the pending project can be found in the initial study. Questions about this monitoring program should be directed to the Tehama County Planning Department.

ACRONYMS USED

CDFW	California Department of Fish and Wildlife
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

Monitoring Phases

PC Pre-Construction
DC During Construction
OG Ongoing
BP During Building Permit Approval

Subdivision Map Phase (Tentative Maps)

PR Prior to Map Recordation
AR After Map Recordation

MITIGATION MONITORING PROGRAM

ISSUE: Biological Resources

IMPACT(S): Potentially Significant Impact Unless Mitigated. The CA Department of Fish and Wildlife has recommended setbacks to Lost Creek (stream running through project area) in order to avoid impacts to sensitive fish populations. In order to minimize the potential for future disturbance and mitigate any potential impacts to the Lost Creek (stream running through project area), the Department recommends placing a no-disturbance buffer along the stream/creek. Therefore, the following mitigation measures will reduce any potentially significant impacts of the project to less than significant:

MITIGATION MEASURES

Mitigation Measure #IV.1:

NON-DISTURBANCE BUFFER. There shall be a 50-foot non-disturbance/habitat protection buffer along Lost Creek (stream running through project area) to preclude future development in these areas. This buffer should be measured from the top of bank.

Implementing Agency: Project applicant

Monitoring Agency: California Department of Fish and Wildlife

Funding Source: Developer/Applicant

Subdivision Map Phasing: N/A

Phase of Monitoring: PC/OG

Performance Standards (standard for success): As determined by Monitoring Agencies.

Additional Note:

COMPLIANCE VERIFIED (see attached verification report)

DATE

MITIGATION MONITORING PROGRAM

ISSUE: Biological Resources

IMPACT(S): **Potentially Significant unless Mitigation Incorporated.** Any activity within the buffer area or any disturbance within the bed and/or bank of the creek would require review and approval of a 1600 stream bed alteration agreement as outlined below. Therefore, the following mitigation measures will reduce any potentially significant impacts of the project to less than significant:

MITIGATION MEASURES

Mitigation #IV.2:

STREAMBED ALTERATION AGREEMENT.

A Lake or Streambed Alteration Agreement (LSAA) notification would be necessary for any activity that will substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank (which may include associated riparian resources) of a river, stream or lake, or use material from a streambed pursuant to Fish and Game Code section 1600 et seq. This includes any activity within 50 foot non- disturb area and a necessity to cross Lost Creek, the Information regarding the LSA Notification process can be obtained from the Department's website at: <http://wildlife.ca.gov/Conservation/LSA>.

Implementing Agency: Project applicant

Monitoring Agency: California Department of Fish and Wildlife

Funding Source: Developer/Applicant

Subdivision Map Phasing: N/A

Phase of Monitoring: PC/OG

Performance Standards (standard for success): As determined by Monitoring Agencies.

Additional Note: _____

COMPLIANCE VERIFIED (see attached verification report)

DATE _____

Monitoring Agency:

Tehama County Planning Department

MITIGATION MONITORING PROGRAM

ISSUE: Cultural Resources

IMPACT(S): **Potentially Significant Impact with Mitigation Incorporated.** Since the project anticipates future construction including renovations and remodels as indicated above, it is a possibility that resources or remains could be uncovered during construction, and therefore in order to reduce potential cultural resources impacts to less than significant, the following Mitigation Measure shall be applied and incorporation into the project:

MITIGATION MEASURES

Mitigation Measure #V.1:

CULTURAL RESOURCES PROTECTION. Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues. Such measures could include (but would not be limited to) researching and identifying the history of the resource(s), mapping the locations, and photographing the resource. In addition, pursuant to Section 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of any human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

Implementing Agency: Project applicant

Monitoring Agency: Tehama County Planning Department

Funding Source: Developer/Applicant

Subdivision Map Phasing: N/A

Phase of Monitoring: OG

Performance Standards (standard for success): As determined by Monitoring Agencies.

Additional Note: _____

COMPLIANCE VERIFIED (see attached verification report)

DATE _____

Monitoring Agency:

Tehama County Planning Department

MITIGATION MONITORING PROGRAM

ISSUE: Tribal Cultural Resources

IMPACT(S): **Potentially Significant Impact with Mitigation Incorporated.** The lead agency has considered sources regarding the identification of tribal cultural resources possibly located on the project site. There is a possibility that resources within the proposed areas to be disturbed may contain resources that meet the criteria set forth in subdivision(c) of Public Resources Code section 5024.1, and that the lead agency would consider to be a significance resource to a California Native American Tribe. Therefore, a Mitigation Measure for inadvertent discovery and the protocol required to protect such a discovery has been incorporated into the project.

MITIGATION MEASURES

Mitigation Measure #XVIII.1

INADVERTENT DISCOVERY PROTOCOL. If any new cultural resources are located during project activities, all work in the vicinity of the discovery must stop and a qualified archaeologist must immediately be notified. Archaeological and historic-period resources in the region may include:

§ **Archeological materials:** flaked stone tools (projectile point, biface, scraper, etc.) and debitage (flakes) made of chert, obsidian, etc., groundstone milling tools and fragments (mortar, pestle, handstone, millingstone, etc.), faunal bones, fire-affected rock, dark middens, housepit depressions and human interments.

§ **Historic-era resources:** may include, but are not limited to, small cemeteries or burial plots, cut (square) nails, containers or miscellaneous hardware, glass fragments, cans with soldered seams or tops, ceramic or stoneware objects or fragments, milled or split lumber, earthworks, feature or structure remains and trash dumps.

Implementing Agency: Project applicant

Monitoring Agency: Tehama County Planning Department

Funding Source: Developer/Applicant

Subdivision Map Phasing: N/A

Phase of Monitoring: OG

Performance Standards (standard for success): As determined by Monitoring Agencies.

Additional Note: _____

COMPLIANCE VERIFIED (see attached verification report)

DATE _____