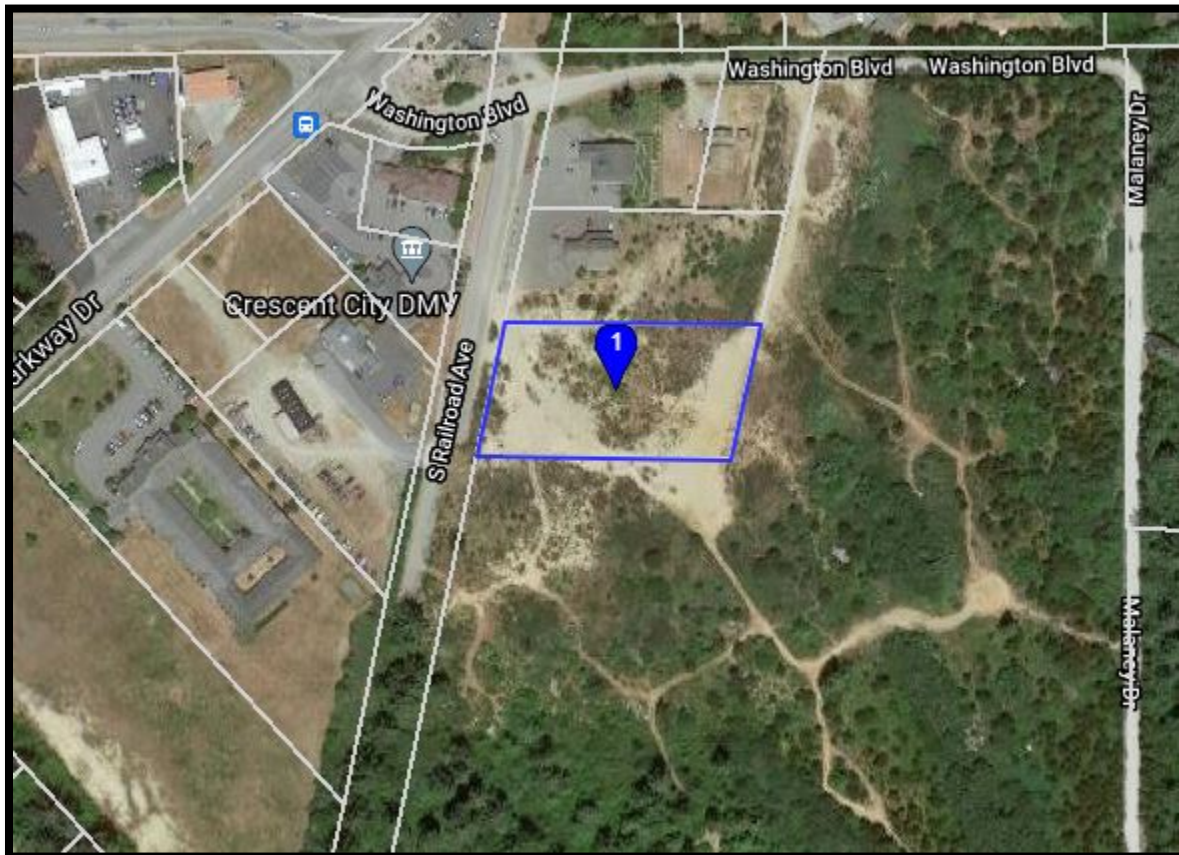


# Initial Study and Draft Mitigated Negative Declaration

Sam Schauerman

Environmental Review of a Mini Storage Facility Expansion

*September 2021*



*Prepared By*  
Del Norte County  
Community Development Department  
Planning Division  
981 H Street, Suite 110  
Crescent City, California 95531

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## Project Information Summary

1. **Project Title:** Sam Schauerman  
Environmental Review of a Mini-Storage Facility Expansion –  
B36521C
2. **Lead Agency Name and Address:** Del Norte County  
Planning Commission  
981 H Street, Suite 110  
Crescent City, CA 95531
3. **Contact Person and Phone Number:** Heidi Kunstal  
(707) 464-7254  
hkunstal@co.del-norte.ca.us
4. **Project Location and APN:** 1565 South Railroad Avenue, Crescent City, CA  
APN 117-020-051
5. **Project Sponsor's Name and Address:** Sam Schauerman  
P.O. Box 1103  
Crescent City, CA 95531
6. **County Land Use:** General Commercial
7. **County Zoning:** Light Commercial (C-2)
8. **Description of Project:**

Sam Schauerman has submitted an application to expand an existing mini-storage facility located at 1565 South Railroad Avenue, in the Crescent City urban area. Access to the parcel is from E. Washington Boulevard Extension to South Railroad Avenue. The entrance to the facility is from an existing encroachment from South Railroad Avenue. The subject parcel is currently developed with three mini-storage buildings that have not been rented as of time this time of the preparation of this study. The zoning and land use for the parcel allow for indoor storage.

The applicant proposes to add three new buildings along the east half of the property which is currently disturbed earth. Based on a review of aerial imagery, the land has been cleared of vegetation since at least 2003. It is likely the vegetation was removed following the approval of the subdivision that created the parcel. A biological assessment was prepared for the project which addresses biological resources and wetlands on the project site and within 100 feet of the project boundary. The parcel is located within the Coastal Zone and the County's Local Coastal Program was used as the standard for review with regard to the identification and protection of wetlands and other environmentally sensitive habitat area.

The dimensions of the new buildings are:

- 1) Building D – 25 feet wide by 100 feet long by 9.6 feet high (2,500 sq. ft.);
- 2) Building E – 40 feet wide by 100 feet long by 10.10 feet high (4,000 sq. ft.); and
- 3) Building F – 25 feet wide by 100 feet long by 9.6 feet high (2,500 sq. ft.).



The new buildings will house 81 mini-storage units ranging from 5' wide by 10 feet long to 10 feet wide by 15 feet long. No new bathrooms are proposed. A bathroom is located in Building B of phase 1.

The plan of operation includes gate access to the mini-storage units from South Railroad 5 days a week from 9 am to 5pm for four (4) weekdays and from 9 am to 1 pm on Saturdays. The first phase of the facility includes and office area. The entire parcel will be fenced for security with commercial grade chain link fencing.

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

The 1.38 acre parcel is surrounded by commercial uses and vacant commercial land. The parcel immediately to the north is developed with a medical office. The remainder parcel from a prior subdivision surrounds the parcel on its east and south property line. The parcel is entirely zoned C-2 and is undeveloped. To the west of the parcel on the opposite side of S. Railroad Avenue are several commercial offices. One of the offices fronts on South Railroad Avenue while the other by choice accesses from Parkway Drive. Looking further beyond the immediate project boundary is more commercial development to the east and north. Beyond the remainder parcel to the east are twenty acre parcels zoned Coastal Timber that are developed with single family homes. These parcels located on Malaney Drive and are accessed from Washington Boulevard.

**10. Required Approvals:** Adoption of a Negative Declaration (Del Norte County Planning Commission)

**11. Other Approval (Public Agencies):** N/A

**12. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?**

Native American tribes, traditionally and culturally affiliated with the project area have been notified of the project application completion and the beginning of the AB 52 consultation period pursuant to PRC §21080.3.1. Notification of the beginning of the AB 52 consultation period was provided August 13, 2021. No requests for consultation pursuant to PRC §21080.3.1 were received.

## 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" without mitigation as indicated by the checklist on the following pages. All mitigation measures are provided in the Mitigation Monitoring and Reporting Program.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture and Forestry Resources	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	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 type="checkbox"/>	Tribal Cultural Resources
<input type="checkbox"/>	Utilities / Service Systems	<input type="checkbox"/>	Wildfire	<input type="checkbox"/>	Mandatory Findings of Significance

## Determination

On the basis of this initial evaluation:

<input checked="" type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Heidi Kunstal

Community Development Director

9-24-2021

Date

## Environmental Checklist

### 1. Aesthetics

Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not 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 public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Discussion of Impacts

- a. The project would have no impact on a scenic vista.
- b. The project would not damage scenic resources, as there are no scenic resources on-site.
- c. The project would not substantially degrade the existing visual character of the site. The project would result in the addition of three new buildings totally 9,000 square feet within a developed area.
- d. The project will include lighting but all lighting will be directed downward away from neighboring properties. The project will have a lighting conditions placed upon it.

#### Mitigation Measure Aesthetics 1

Light pollution associated with the facility shall be minimized to avoid illumination outside of the project site to avoid adverse effects on wildlife. This shall be done by using LEDS with color temperatures less than 3000 Kelvins and having lights full shielded (i.e. no exposed bulb) and be downward facing. Alternative lighting proposals may be considered but must be approved by the County and California Department of Fish and Wildlife staff.

*Timing/Implementation: Prior to Certificate of Completion for the project.*

*Enforcement: County Community Development Department, California Department of Fish and Wildlife*

*Monitoring: Ongoing during life of project.*

## 2. Agriculture and Forest Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 of Impacts

- No prime farmland exists on-site.
- No agricultural zoning exists on-site.
- No Timber Production zones exist on-site or adjacent to the property
- The project would not result in the loss of forestland.
- The project does not involve any other changes in the existing environment that could adversely affect farmland or timberlands.

## 3. Air Quality

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 pollutant 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 or dust) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion of Impacts

- a. The project would have no foreseeable impacts on the implementation of an air quality plan.
- b. The project would have no foreseeable impacts on increasing criteria pollutants in the region.
- c. The project would not expose receptors to pollutant concentrations.
- d. The project would have no foreseeable impacts in increasing any emissions.

#### 4. Biological Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 of Impacts

- 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 Game or U.S. Fish and Wildlife Service?

According to the scoping list prepared by Zack Larson, of Zack Larson and Associates, the site had the potential for two Special Status Plants and two Special Status Animals:

1. *Sidalcea malachroides* (maple-leaved checkerbloom);
2. *Viola adunca* (western dog violet);
3. *Rana aurora* (red legged frog); and

4. *Speyeria zerene hippolyta* (Oregon silverspot butterfly).

Based on his findings described in the *Biological Assessment for APN 117-020-051-000*, no rare or special status plants, animals or habitats were observed during his March 17 and March 21, 2018 survey events. The natural conditions of the parcel have been altered by past grading which disrupted the soil profile and degraded plant and wildlife habitats. The project site is mostly bare ground and non-native invasive plant communities including Scotch broom, cotoneaster and pampas grass. He did not identify any bloom or dog violet during his surveys. The absence of the dog violet reduces or eliminates the chances of occurrence of the Oregon silverspot butterfly as it is a nectar plant for the species. He noted in the Assessment that the red legged frog has potential for occurrence but is unlikely to be effected during the non-breeding season relating to migrations between off-property wetland or mesic sites.

- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

The project site is located within the Elk Creek watershed but there are no creeks, streams, tributaries located on the parcel or within 100 feet of the parcel per the *Biological Assessment for APN 117-020-051-000 prepared by Zack Larson and Associates, March 2018* and based on a field review of the parcel by County staff in August 2021.

A recommendation included in the *Biological Assessment for APN 117-020-051-000* is that any invasive plant species on the property be removed and that a landscape plan be prepared which includes the use of native plants. The purpose of the recommendation is to prevent the spread of invasive plant species and to promote the use of native plantings when possible. Preliminary comments received from California Department of Fish and Wildlife staff regarding the project, concur with this recommendation. The County has added Mitigation Measure Bio-1 to address this recommendation.

Mitigation Measure Bio-1

Invasive plants shall be removed from the property and disposed of in a manner that does not result in the dispersal of seeds to other areas. Any landscaping that involves the use of plants shall require a landscaping plan demonstrating the use of native plants (i.e. list of plants proposed to be used). Prior to the Certification of Completion for the project, the applicant shall provide the Planning Division with a determination of whether plantings will be part of any landscaping and if so, shall provide the landscaping plan for staff review and approval.

*Timing/Implementation: Prior to Certificate of Completion for the project.*

*Enforcement: County Community Development Department, Planning Division*

*Monitoring: Ongoing during life of project.*

- 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?

Biologist Zack Larson of Zack Larson Associates evaluated the property and the area within 100 feet of the property boundary for the presence of wetlands. He did note that there is a potential and small wetland feature (15-20 square meters) over 100 feet south of the project boundary. The feature was not evaluated as it was over 100 feet from the property. As such, no wetland protection buffers have been placed on the project. A Minor Subdivision was processed in the mid-2000s for the 26.32 acre parcel to the east and south of the property. A wetland delineation was prepared for the subdivision following an appeal of the local approval by the California Coastal Commission. Included at the end of this Study is a copy of the final wetland delineation included in Coastal Commission Staff Report showing the wetlands and identifying 100 foot buffers. Based on this mapping, the east property line of the subject property is in excess of 200 feet of any wetland.

- d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Zack Larson, preparer of the Biological Assessment, did not identify the project site as being a migratory fish or wildlife corridor in the *Biological Assessment for APN 117-020-051-000*.

- e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The project does not conflict with any local policies or ordinances protection biological resources. No Environmentally Sensitive Habitat Areas (ESHA) or wetlands were identified on the project site or within 100 feet of the project site.

- 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?

The project does not conflict with any local, regional or state habitat conservation plan.

## 5. Cultural Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Discussion of Impacts

a-c. No cultural resources are known to exist on-site. The County records were searched for known cultural sites in the general project vicinity, and none were identified. The project is located on a previously heavily disturbed site. Notice was provided to the two tribes traditionally culturally affiliated with the project area and no comment was given with regard to cultural resources. Additionally, cultural staff from the Tolowa-Dee-ni' Nation is a voting member of the County Environmental Review Committee which reviews projects and makes CEQA recommendations. While resources are not known to exist on-site, the possibility of an inadvertent discovery is always possible during construction or other implementation activities associated with the project. The County's inadvertent find condition find will be placed on the project approval.

## 6. Energy

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

resources, during project construction or operation?				
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 of Impacts

- a. The project would have no foreseeable impacts on increasing wasteful, inefficient, or unnecessary energy use due to the relatively small size of the project and the limited use of the buildings as a personal storage for people who reside off-site. The project will use minimal amounts of fuel and energy.
- b. This project does not conflict with nor obstruct a state or local plan for renewable energy or energy efficiency.

## 7. Geology and Soils

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 landslide, 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 Uniform Building Code (1994), creating substantial direct or indirect risks 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 wastewater disposal systems where sewers are not available for the disposal of wastewater?	<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 of Impacts

a-f. The project is not anticipated to cause significant impacts including the risk of loss, injury, or death related to soils impacts. The site is flat and has no potential for landslides, mass wasting, or other slope-related impacts. Seismic ground shaking and liquefaction could occur in any region of coastal California, however the potential impacts would be considered less than significant as structural development will be engineered and constructed to current building code. The site is not located on expansive soil as defined in Table 18-1-B. An onsite wastewater treatment system was installed during phase one of the project and is functioning. No known paleontological resources or unique geologic features are known to exist on site.



## 8. Greenhouse Gas Emissions

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, 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 of Impacts

a-b. In 2002, the California legislature declared that global climate change was a matter of increasing concern for the state's public health and environment, and enacted a law requiring the State Air Resource Board (ARB) to control GHG emission from motor vehicles (Health and Safety Code §32018.5 et seq.). CEQA Guidelines define GHG to include carbon dioxide (CO<sub>2</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. The California Global Warming Solutions Act of 2006 (AB 32) definitively established the state's climate change policy and set GHG reduction targets (Health and Safety Code §38500 et seq.). The state has set its target at reducing greenhouse gases to 1990 levels by the year 2020.

Approval of the project by the Planning Commission and subsequent construction of the new buildings may generate GHG emissions as a result of combustion of fossil fuels used in construction equipment. Use of variety of construction materials would contribute indirectly to GHG emissions because of the emissions associated with their manufacture. The construction-related GHG emissions would be minor and short-term and would not constitute a significant impact based on established thresholds.

The total size of the project once completed, including phase 1 and phase 2, will be 22,500 square feet. Based on the Institute of Transportation Engineer's *Trip Generation Manual*, 10<sup>th</sup> Edition, 1.51 vehicle trips are estimated for each 1,000 square feet of floor area. Based on this calculation 33.97 vehicle trips (gate entries) are expected each day. Vehicular emissions associated with 33.97 vehicles entering the facility each day should not have a significant impact on the environment.

The project does not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

## 9. Hazards and Hazardous Materials

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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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 or excessive noise 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 type="checkbox"/>	<input checked="" type="checkbox"/>

## Discussion of Impacts

- a-c. The project would not create a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials. The applicants propose to construct three new buildings which would house 81 mini-storage units to be rented to individuals for personal storage. It is expected that any hazardous materials stored on-site will be below thresholds warranting oversight by the Del Norte Certified Unified Program Agency (DN CUPA). If a future end user does store hazardous materials over designated thresholds, the County will regulate the business and local first responders will be made aware through the California Environmental Reporting System (CERS) of the quantity and location of any hazardous materials on the property.
- d. The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.e.
- e. According the 2017 Airport Land Use Compatibility Plan, the project area is outside of any sensitive noise contour.
- f. This project would not impair or physically interfere with an adopted emergency response or evacuation plan.
- g. The project is located within the State Responsibility Area in an area designated as Moderate for wildfire risk. The project location is at a relative low risk for wildfire based on its location within the County's Urban Boundary among developed properties to the north and east. The site is served by public water. Additionally, water spigots will be located on the corners of each building, 20 pound fire extinguishers will also be dispersed among the property. The building will also be comprised of metal. CAL FIRE staff has reviewed the project related to an exception to the County's Fire Safe Regulations for the side yard setbacks. With the concurrence of CAL FIRE staff, the County granted a reduction of the side yard setback from 30 feet to 20 feet on the north and south property lines. The buildings meet or exceed 30 feet on the front and rear of the buildings.

## 10. Hydrology and Water Quality

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<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:				
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 off-site;	<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 stormwater drainage systems or provide substantial additional source of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or 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 ground water management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion of Impacts

- a. The project would allow for the construction of a three new buildings totaling 9,000 square feet of area. Earth disturbance will be limited to the building sites and paved access aisles. An erosion and runoff control plan will be required as a condition of the project to ensure that the project will not violate any water quality standards pre-construction or post-construction. BMPs such as silt fencing and waddles will be required to be following during the construction period. No new waste discharge is proposed.
- b. The project site is served by public water. No impacts to groundwater will occur.
- c. A condition of the project approval will be the submission of engineered grading and drainage plan to address on-site and off-site drainage impacts caused by the reduction in impervious surfaces at the site. No drainages are being altered.
- d. The project is not in any Special Flood Hazard Area and would not affect flood waters. Additionally, it is identified as being outside the Tsunami Hazard Map for Crescent City.
- e. The project will not conflict with or obstruct implementation of a water quality control plan or sustainable ground water management plan.

## 11. Land Use and Planning

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact

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 of an agency 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 of Impacts

a-b. This project does not divide an established community nor does it cause a conflict with any land use plan in the County. The proposed project substantially will substantially conform to the General Plan as well as other applicable ordinances and code.

## 12. Mineral Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<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 of Impacts

a-b. No mineral resources are known to exist on site.

## 13. Noise

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 of Impacts

a-b. The project does not have the potential to generate a significant temporary or permanent increase in ambient noise levels in the vicinity of the project above that currently exists on the property. Temporary noise and vibration will be generated as a result of construction activities, however this is not considered

significant nor will it exceed any applicable thresholds. The hours of operation will be limited to 9AM to 5PM for four of five weekdays and from 9AM to 1PM on Saturdays.

- c. The project is located over two miles of McNamara Field. The project does not fall within any noise contours identified in the Del Norte Airport Land Use Compatibility Plan (2017) that would indicate the exposure of the residential use to excessive noise levels generated by the airport.

## 14. Population and Housing

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<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 of Impacts

- a. The project will not induce substantial population growth in the area. It is expected the renters of the units already reside in Del Norte County.
- b. The project would not displace substantial numbers of existing people or housing. The project is located in a commercial area designated for commercial activities.

## 15. Public Services

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion of Impacts

- a. The project would not result in substantial adverse impacts associated with the need for new or altered governmental facilities and/or public services. Any impacts to service ratios, response times, or other performance objectives of these public services are expected to be less than significant.

## 16. Recreation

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

### Discussion of Impacts

- a-b. The project does not impact existing recreational areas nor does it increase the need for additional recreational facilities. The project does not increase the development potential above what currently exists.

## 17. Transportation

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion of Impacts

- a. The project is not anticipated to conflict with a program, plan, ordinance, or policy addressing any circulation system. The property is in a commercial area with public improvements including a paved road, curb and sidewalk developed to urban public road standards. Commercial use of the property for an additional 81 mini-storage units would not affect the circulation system. The property has a County approved encroachment permit from South Railroad Avenue for access to the project site.

- b. The project is not expected to be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). According to the 2020 Del Norte Region SB 743 Implementation Plan, the Traffic Analysis Zone (TAZ 100) containing the project area describes the average VMT to be approximately 5.08 daily per capita and 23.07 daily per employee. The project was analyzed subject to screening criteria outlined in the 2020 Del Norte Region SB 743 Implementation Plan.

Using to the 10<sup>th</sup> Edition of the Institute of Transportation Engineers Trip Generation Manual, mini-storage facilities similar to the proposed project have 1.51 average daily trips per 1,000 square feet of floor area. It is projected using this methodology that the project, including the existing 13,500 square feet of storage area, would create up to 33.97 trips per day for entire the 22,500 square foot mini-storage facility. Based on information provided for other similar projects in the Crescent City, historical data for gate entries is considerably lower than the projection described above. Further, the 2020 Del Norte Region SB 743 Implementation Plan provides for thresholds of significance that screen certain projects out of constituting a significant impact toward VMT generation. In this case, the project is expected to generate less than 110 trips per day, so it can be considered to have a less than significant impact as a 'Small Project' under Section 3.2.1 of the SB 743 Implementation Plan.

c. The project does not increase hazards due to a design feature. The project would allow primary access to the project from South Railroad Avenue off of Washington Boulevard off of Parkway Drive. There are no dangerous features in the project area and this project would not require improvements that would introduce circulation or traffic safety hazards.

d. Emergency access to the project site would remain the same. No other emergency access in the surrounding area would be affected by development of this project.

## 18. Tribal Cultural Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion of Impacts

a. The project would have no foreseeable impacts on tribal cultural resources. A member of the Environmental Review Committee is a Native American representative and has not issued notice of any concern of resources on-site. Further, an AB 52 tribal consultation has been sent to local tribes associated with the project area and no requests for consultations have been received by the Lead Agency.

## 19. Utilities and Service Systems

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact

*Initial Study and Draft Negative Declaration – Sam Schauerman - Environmental Review of a Mini-Storage Facility Expansion – Permit #B36521C – September 2021*

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater 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 providers 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 of Impacts

- a-e. The project would not have any impact on utilities and service systems. The applicants have submitted materials showing that no significant impacts would occur as a result of public services needed at the project site. Public water already serves the project site and wastewater is being handled through an onsite wastewater treatment system previously approved and constructed during phase 1 of the project. The project may result in a higher solid waste generation rate, however not in excess of established thresholds.

## 20. Wildfire

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<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 risks, 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 of Impacts



- a-d. The project site is located in a State Responsibility Area for fire management and in a Moderate Fire Hazard Area. The topography of the site is flat with a lack of wildland vegetation which would require mitigation for issues associated with rapid wildfire movement or an excess of fuels. No other significant wildfire risk exists as a result of this project. Additionally, the project would substantially impair an adopted emergency response plan or emergency evacuation plan.

## 21. Mandatory Findings of Significance

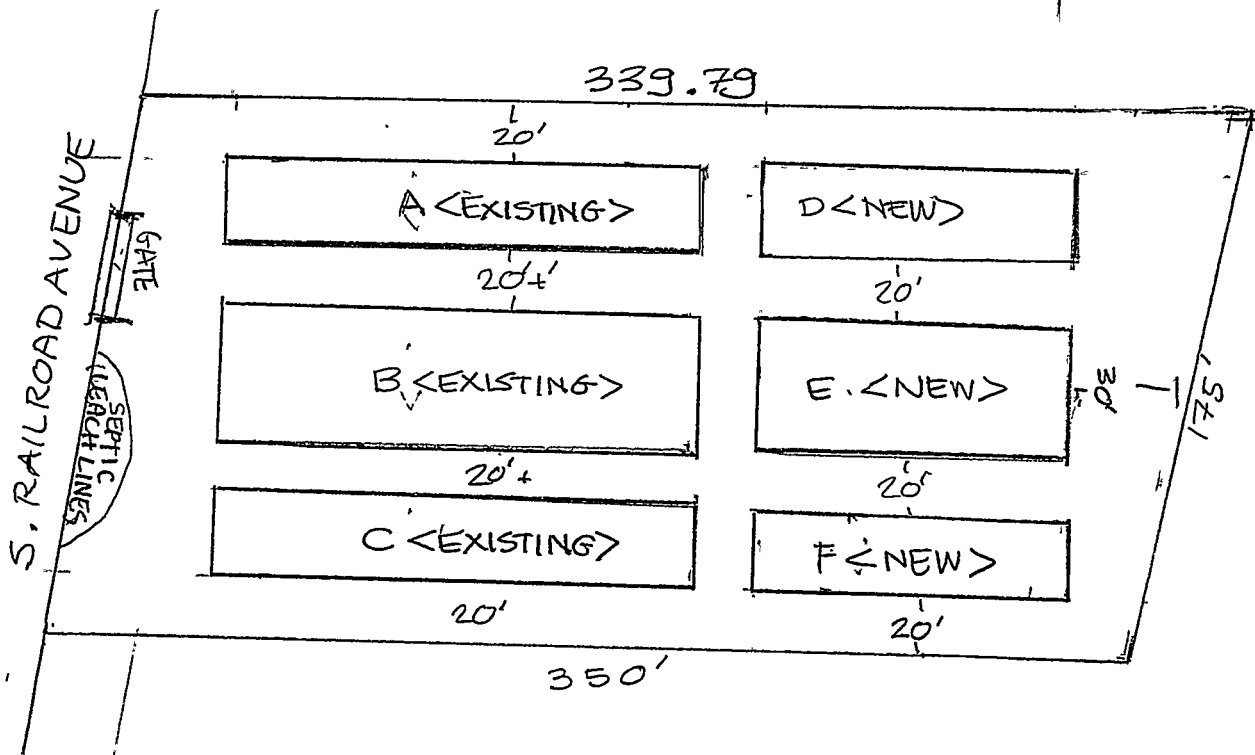
Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-c. The project does not 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 species 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. Additionally, the project does not have impacts that are individually limited but cumulatively considerable and does not have environmental effects which will cause substantial adverse effects on human beings directly nor directly.





SCHAUERMAN MINI-STORAGE  
1565 S. RAILROAD AVE.



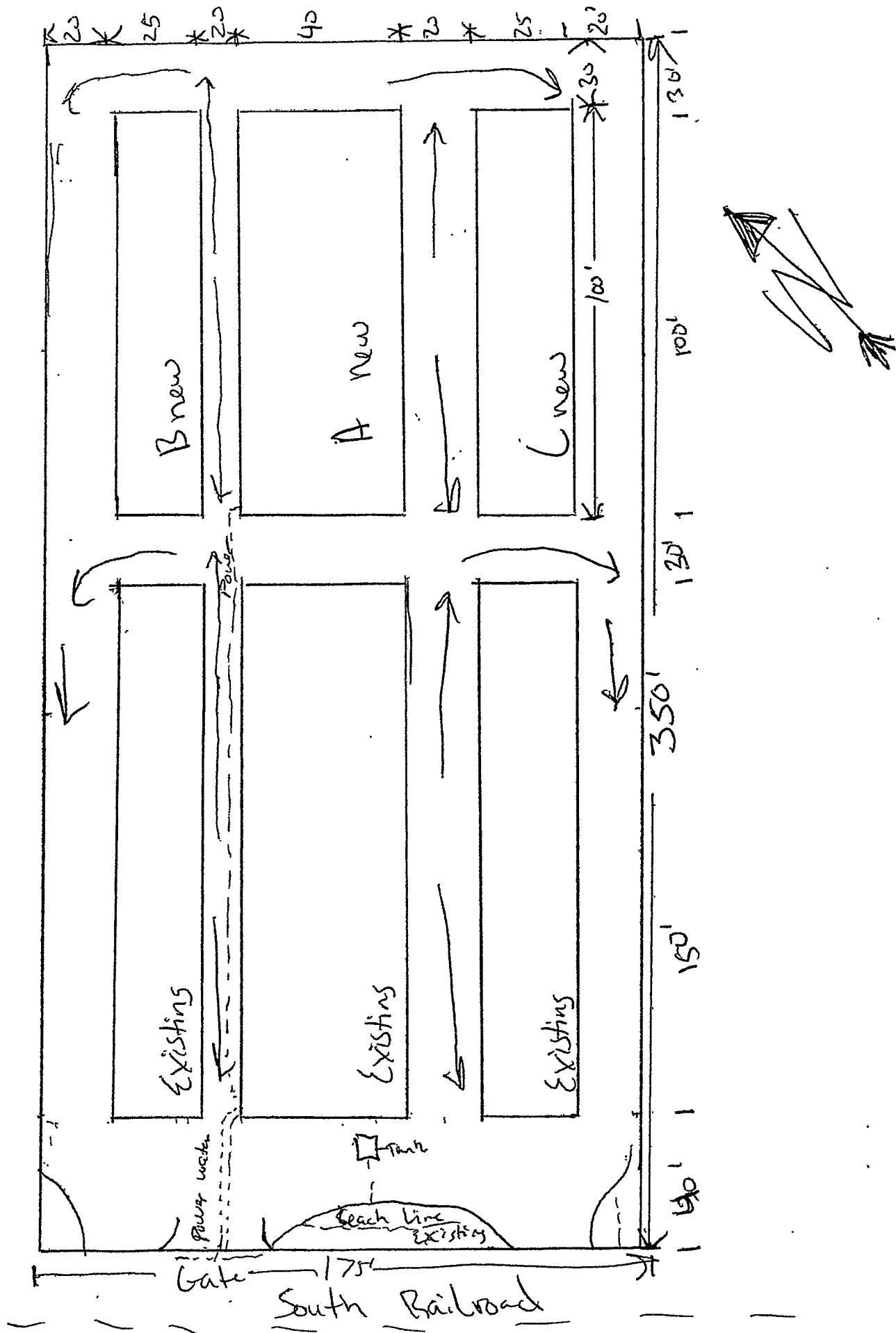
PHASE I EXISTING

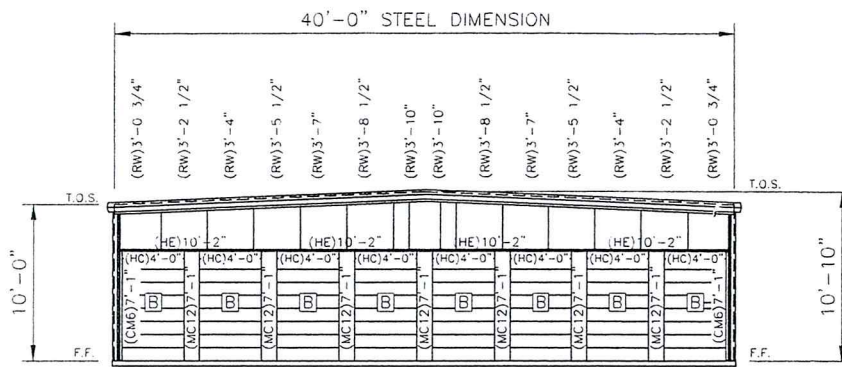
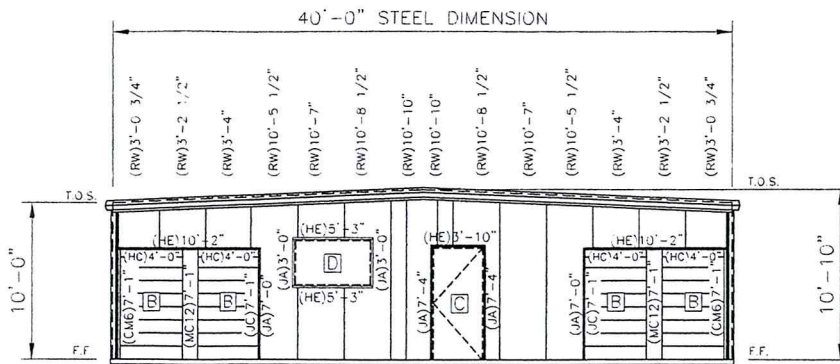
- A - 25'W X 150'L X 9'1/4"H
- B - 40'W X 150'L X 10'10"H
- C - 25'W X 150'L X 9'1/4"H

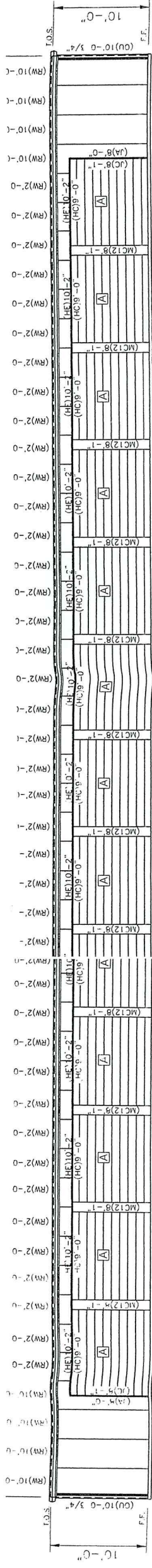
PHASE II - PROPOSED

- D - 25'W X 100'L X 9'1/4"H
- E - 40'W X 100'L X 10'10"H
- F - 25'W X 100'L X 9'1/4"H

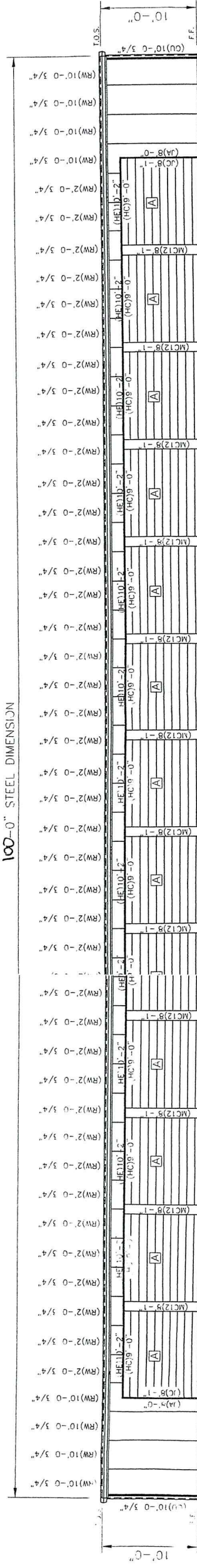
SCALE 1"=60'







### FRONT ELEVATION

$$100 - 18'' = 1'-0''$$
 $\angle_2$  REAR ELEVATION
$$\text{scale} - 1.8'' = 1'-0''$$





# TENTATIVE MINOR SUBDIVISION MAP

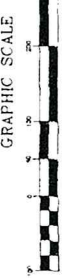
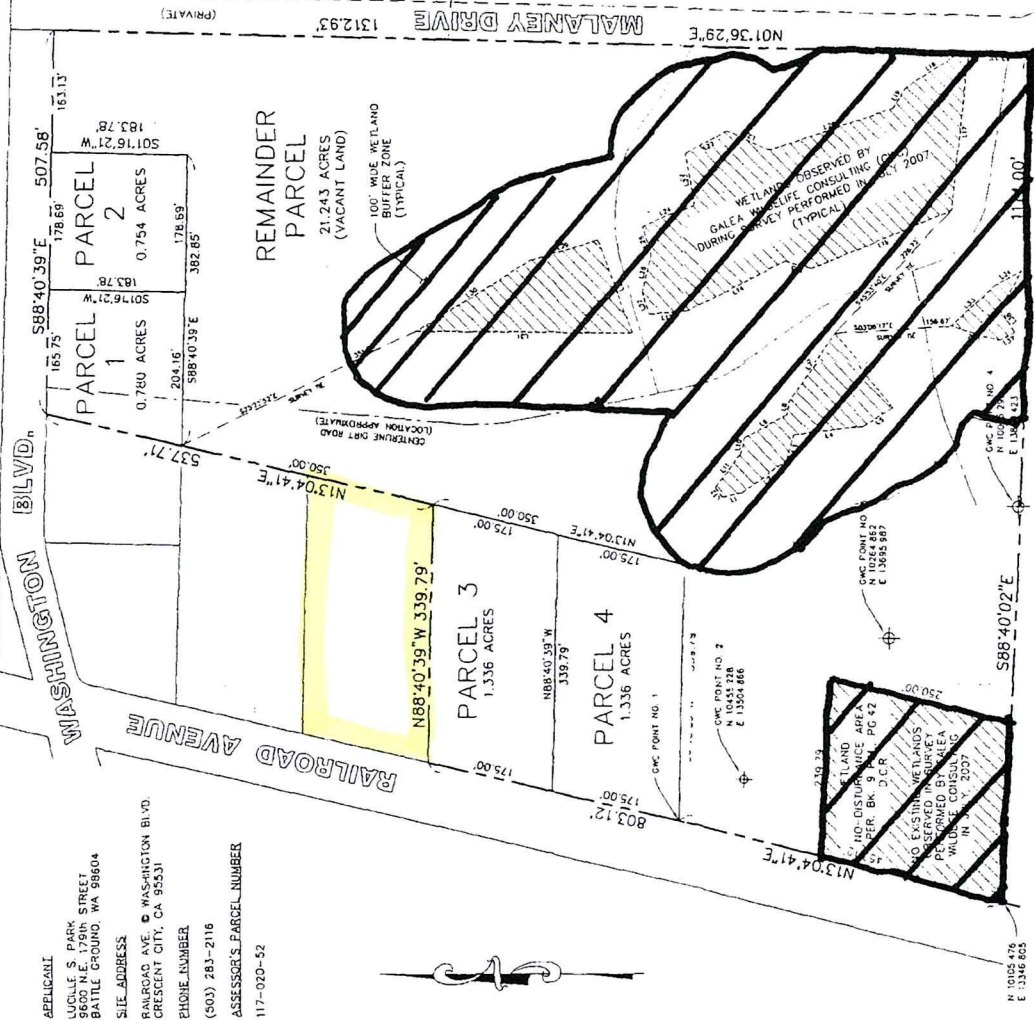
## COUNTY OF DEL NORTE - STATE OF CALIFORNIA

APPLICANT  
LUCILLE S. PARK  
2600 N.E. 179th STREET  
BATTLE CROUNO, WA 98604

SITE ADDRESS  
RAILROAD AVE. & WASHINGTON BLVD.  
CRESCENT CITY, CA 95531

PHONE NUMBER  
(503) 283-2116

ASSESSOR'S PARCEL NUMBER  
117-020-52



**KILLOPS LAND SURVEY**  
LUCILLE S. PARK  
PROPOSED MINOR SUBDIVISION  
DEL NORTE CO. APN 117-020-52  
CRESCENT CITY, CALIFORNIA

DATE: 02/27/2007  
BY: [Signature]  
CHECKED BY: [Signature]  
PROJECT NO: 07-101

264 CHILDS AVENUE  
CRESCENT CITY, CA 95531  
TEL (707) 465-6364



REQUIRED OPEN SPACE AREA

EXHIBIT NO. 8  
APPEAL NO.  
A-1-DNC-07-023  
PARK  
REQUIRED OPEN SPACE AREAS



# BIOLOGICAL ASSESSMENT FOR APN 117-020-051-000



*Prepared for:*

Sam Shaureman  
PO BOX 1103  
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*Prepared by:*

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(707) 954-1085

March 2018

**BIOLOGICAL ASSESSMENT FOR APN 117-020-051-000**

**March 2018**

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## BIOLOGICAL ASSESSMENT FOR APN 117-020-051-000

### 1.0 Project Description

Mr. Sam Shaureman requested a biological assessment for the 1.38-acre parcel (APN 117-020-051-000) located off South Railroad Avenue in the Coastal Zone, directly behind the Crescent City Department of Motor Vehicles office in Del Norte County, California (Figure 1). Mr. Shaureman is considering the property for a commercial, self-storage facility.

The property is located in Township 16 North, Range 1 West, Section 21 in the Crescent City Quadrangle. The coordinates (NAD83) of the approximated center of the property are 41.77101°N / -124.124.1836°W. The parcel is within the Elk Creek watershed and near environmentally sensitive habitat areas (ESHA)<sup>1</sup> identified in the Del Norte County Local Coastal Plan (Elk Creek Study Area). The objectives of this study are to identify ESHA and any potential adverse effects the project may have on ESHA, and determine appropriate development setbacks from ESHA.

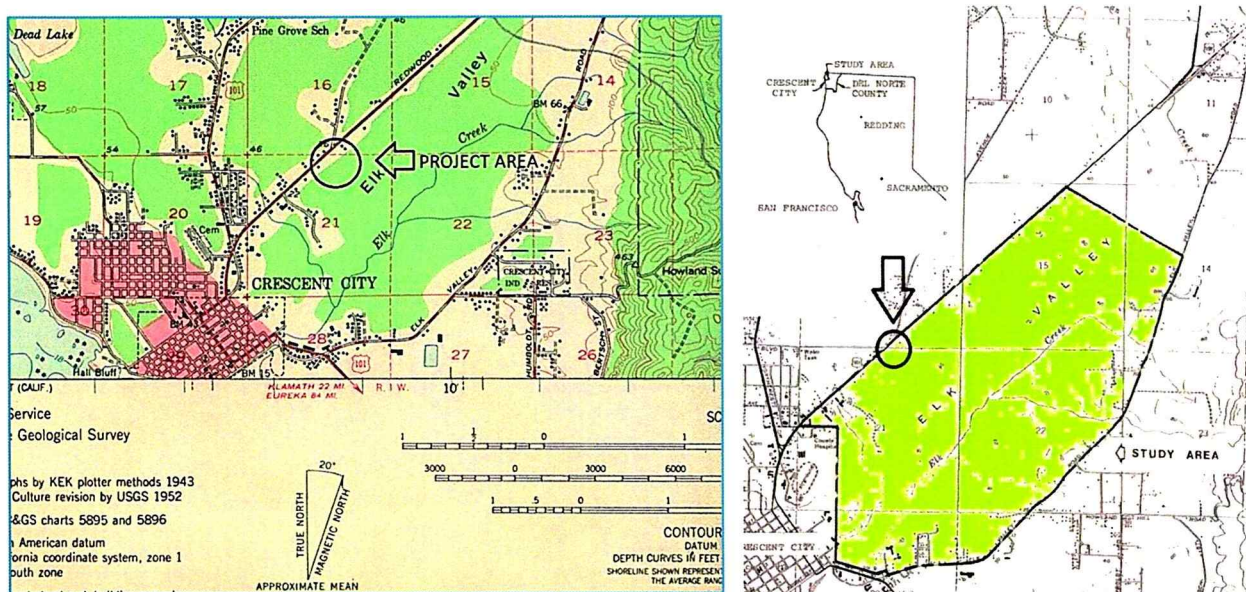


Figure 1. General location of the project location on the USGS 7.5 Minute Crescent City Quadrangle Map (left) and a map of the Elk Creek Study Area in the Del Norte County Local Coast Plan.

### 2.0 Summary of Findings and Conclusions

Natural conditions of the 1.38-acre lot (APN 117-020-051-000) were altered by past grading activities that disrupted the soil profile and degraded plant and wildlife habitats. Existing conditions favor non-native invasive plant communities, particularly Scotch broom and pampas grass, that dominate the vegetated portions of the lot. The remainder of the lot is exposed and eroding, nutrient-poor sandy soils. No rare or special status plants, animals or habitats were observed by Zack Larson during March 17 & 21, 2018 survey events. Furthermore, no wetland obligate plants were observed on the property or within 100 feet of the estimated property

<sup>1</sup> Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would be easily disturbed or degraded by human activities and developments. (Coastal Act, Section (30107.5).





lines. The development of the property for commercial storage will not have adverse effects on rare or sensitive species or ESHA. Recommendations include (1) implementing best management practices (e.g. silt fencing, wattles) to trap sediment from runoff during construction, (2) implement a landscaping plan that includes native species and controls non-native, invasive species.

### 3.0 Environmental Setting and Existing Conditions

The 1.38-acre parcel (APN 117-020-051-000) is located in an urban part of the Elk Creek watershed that was altered by grading and commercial development (Figure 2).

Commercial land use occurs in the immediate area and consists of professional businesses and state agency offices. Based on time-series aerials, the lot and surrounding lots were cleared of vegetation and graded (Figure D).

The lot appears to have been excavated. These actions disturbed and disrupted the soil profile, affected drainage and resulted in ongoing erosion. The property is generally flat with a gentle slope to the northwest. The elevation is approximately 40-45 feet above sea level. The general vicinity is described as having a shallow water table and standing water often occurs in low-lying areas during periods of heavy rain. Nearby freshwater wetlands are described/identified in the Local Coastal Plan (Elk Creek Study Area) and the National Wetland Inventory (Appendix A).

The local area has a Mediterranean climate with moderate temperatures that range from an average low of about 44°F to the average high of about 60°F. Precipitation is light during summer months with frequent foggy days. Rain is often heavy during winter. The average annual precipitation is about 70 inches in Crescent City.

The property is located in the Halfbluff-Tepona-Urban Land soil map unit and soils consist of sandy loam to loamy sand (NRCS 2018). Find additional soil map information in the Appendix A. Half of the lot consists of bare ground (mostly sandy loam) while vegetated areas are dominated by non-native invasive plant communities of Scotch broom (*Cytisus scoparius*), cotoneaster (*Cotoneaster franchetii*) and pampass grass (*Cortaderia jubata*). Vegetated ground cover included sweet vernal grass (*Anthoxanthum odoratum*), *Festuca* sp., beach strawberry (*Fragaria chiloensis*), Plantain (*Plantago*), and Clover (*Trifolium* sp.). Bryophytes also comprised ground cover in the vegetated areas. Few trees occur on the property that account for less than 5% of the entire lot area. Trees, all under 20' tall and shrub height (saplings), include shore pine (*Pinus contorta*), Sitka spruce (*Picea sitchensis*), and grand fir (*Abies grandis*), red alder (*Alnus rubra*) and an arroyo willow (*Salix lasiolepis*) near the curbed property entrance.





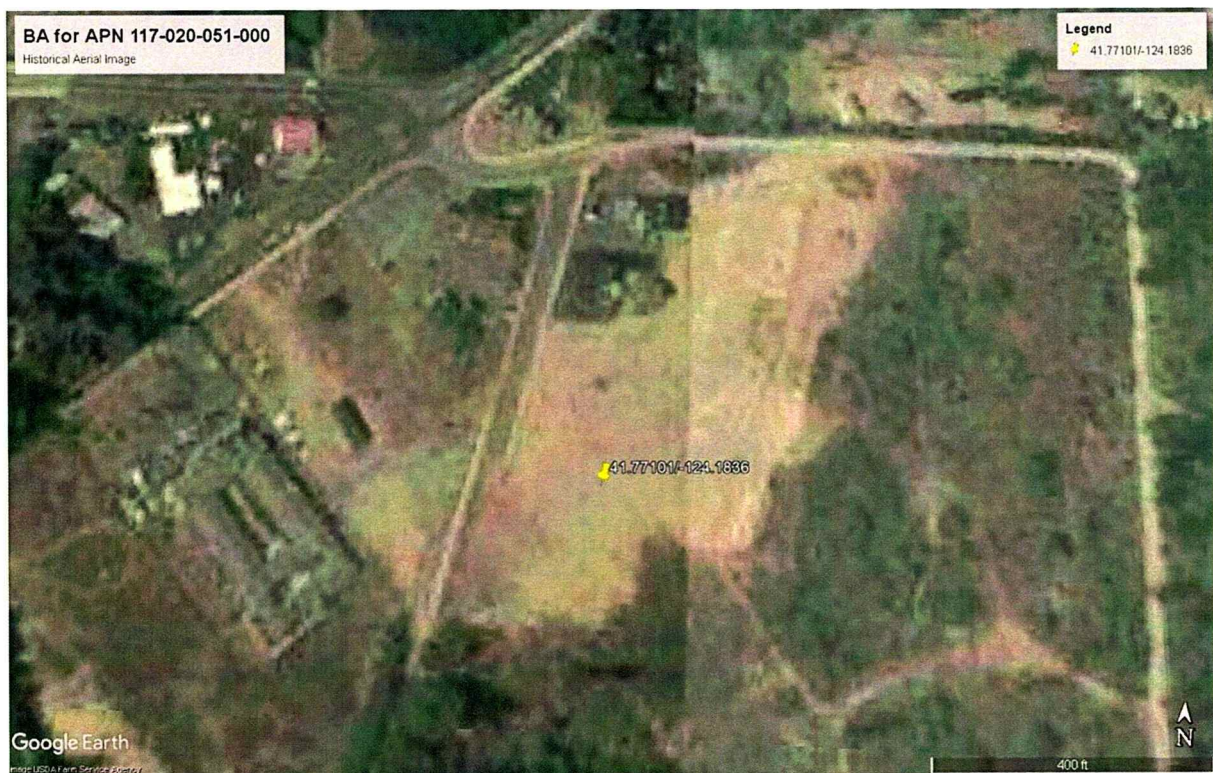


Figure 2. Google Earth images from 2015 (Top) and 2003 (bottom) showing the extent of past ground disturbance on and around the property. The approximate parcel location is outlined in red (top).



## 4.0 Methods

The California Natural Diversity Data Base (CNDDDB) was searched for *special status*<sup>2</sup> plant and animals species that potentially may occur in the vicinity of the project area. The California Native Plant Society's Inventory of Rare and Endangered Plants for the area was searched. Search results from the two databases were combined and summarized in Appendix B. Aerial imagery, CNDDDB maps, National Wetlands Inventory information, parcel data and soils information were collected and used to help identify potential habitats (e.g. wetlands, riparian areas).

Botanical surveys, floristic in nature, were conducted by Zack Larson on 18 March and 21 March 2018, during and after rain events. cursory surveys were conducted that covered the entire property and at least 100 feet surrounding the property margins. In fact, initial survey was conducted on the wrong property (050) and a follow up survey was required for the subject parcel. The entire area was walked and multiple passes were made throughout the area described in Appendix A. Approximate survey coverage is shown in Appendix A. Based on the scoping lists generated for the property (Appendix B) the following plants and animals were considered most likely to occur in the immediate project vicinity :

### Potential for Special Status Plants:

<u>Species Name</u>	<u>Common Name</u>	<u>Regulatory Status</u>
1. <i>Sidalcea malachroides</i>	maple-leaved checkerbloom	4.2: Limited Distribution in California.
2. <i>Viola adunca</i>	western dog violet	Larval host for Oregon Silverspot Butterfly

### Potential for Special Status Animals

<u>Species Name</u>	<u>Common Name</u>	<u>Regulatory Status</u>
1. <i>Rana aurora</i>	red legged frog	California Species of Special Concern
1. <i>Speyeria zerene hippolyta</i>	Oregon silverspot butterfly (OSB)	Listed Federal and State Threatened Species

## 5.0 Results

No wetlands were identified on the parcel from aerial photos or the National Wetland Inventory (NWI). The NWI identifies a freshwater forested/shrub wetland approximately 500 feet south of the south property boundary (Appendix A) but otherwise there are no hydrologic features or wetland plants on or immediately adjacent to the site. A potential and small (15-20 square meters) wetland feature exists over 100 feet south of the estimated southern property boundary but the site was not investigated due to its avoidance by the project and >100' distance from the property. Habitat on the parcel is severely degraded and in its current state has the potential for contributing sediment delivery to storm water draining areas (See photos). The entire lot is dominated by non-native invasive plant species or bare sandy soil that contains evidence of excavation, erosion, dumping and off-road vehicular recreation.

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<sup>2</sup> "Special status" plants and animals are species listed or candidates for listing under the federal Endanger Species Act (ESA) or the California ESA. Special status also applies to plants having California Rare Plant Ranks or local biological importance.



A list of plants observed at the site are included in Appendix C. The project area contains a low diversity of native plants and no special status species were observed. Although the area has potential for occurrences for western dog violet or unlisted species of *Sidalcea*, they were not observed nor were any other special status species. The Oregon Silverspot butterfly depends on the dog violet which may occur in the general area but is otherwise unaffected by the proposed development.

Wildlife habitat is also degraded but provides some potential shrub cover for songbirds and mammals, particularly blacktail deer (*Odocoileus hemionus columbianus*), but overall lacks diversity and associations with special status animals, including raptors and species that rely on later successional habitats. The red legged frog has potential for occurrence but is unlikely to be effected during the non-breeding season relating to migrations between off-property wetland or mesic sites.

Surveys occurred early in the bloom times for species known to occur in the vicinity but special status plants are not anticipated to occur on the parcel. Based on the checklist in Appendix B, special status animals that may inhabit the property, at least temporally, include the northern red legged frog (*Rana aurora*). The northern red legged frog may be observed in upland habitats outside of breeding season.

## 6.0 Conclusion

The project is located in the Coastal Zone. No ESHA were identified on the parcel or within 100 feet from the estimated property boundary. The construction of storage buildings on the property should not require any setback beyond County requirements. The development of the property for commercial storage will not have adverse effects on rare or sensitive species or ESHA. Recommendations include (1) implementing best management practices (e.g. silt fencing, waddles) to trap sediment from runoff during construction, (2) implement a landscaping plan that removes and discourages non-native, invasive plants and plant or retain native plant species where possible.

## 7.0 References

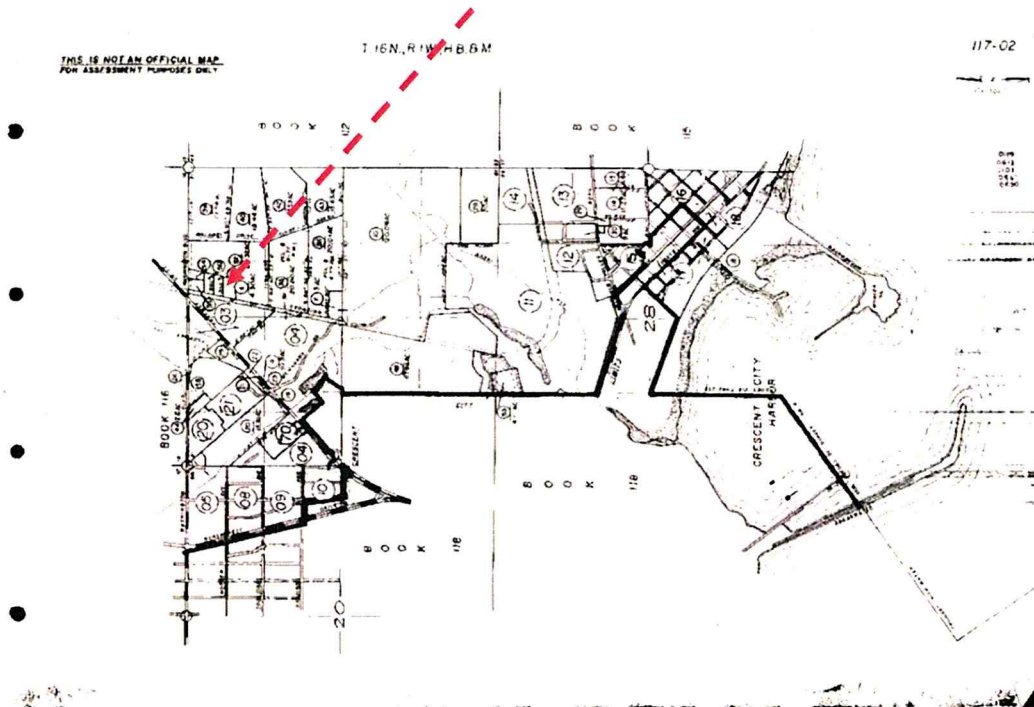
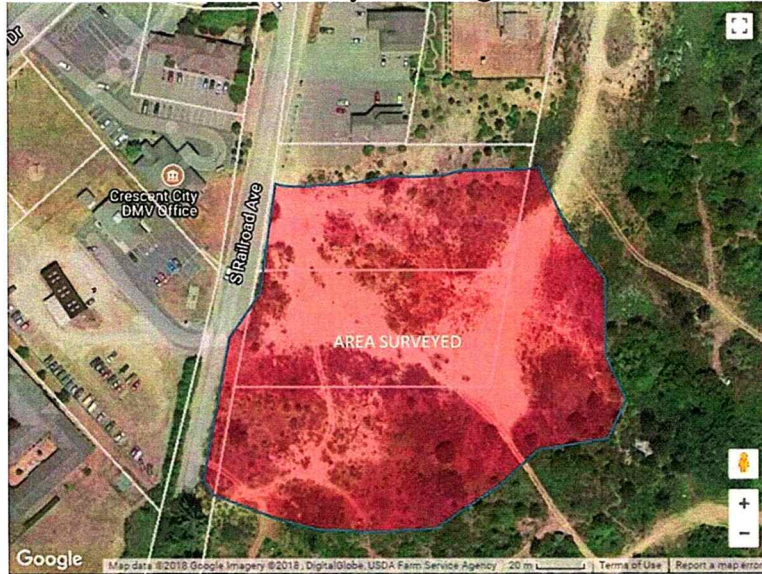
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## Appendix A. Additional Project Maps and Information

### Survey Coverage







March 16, 2018

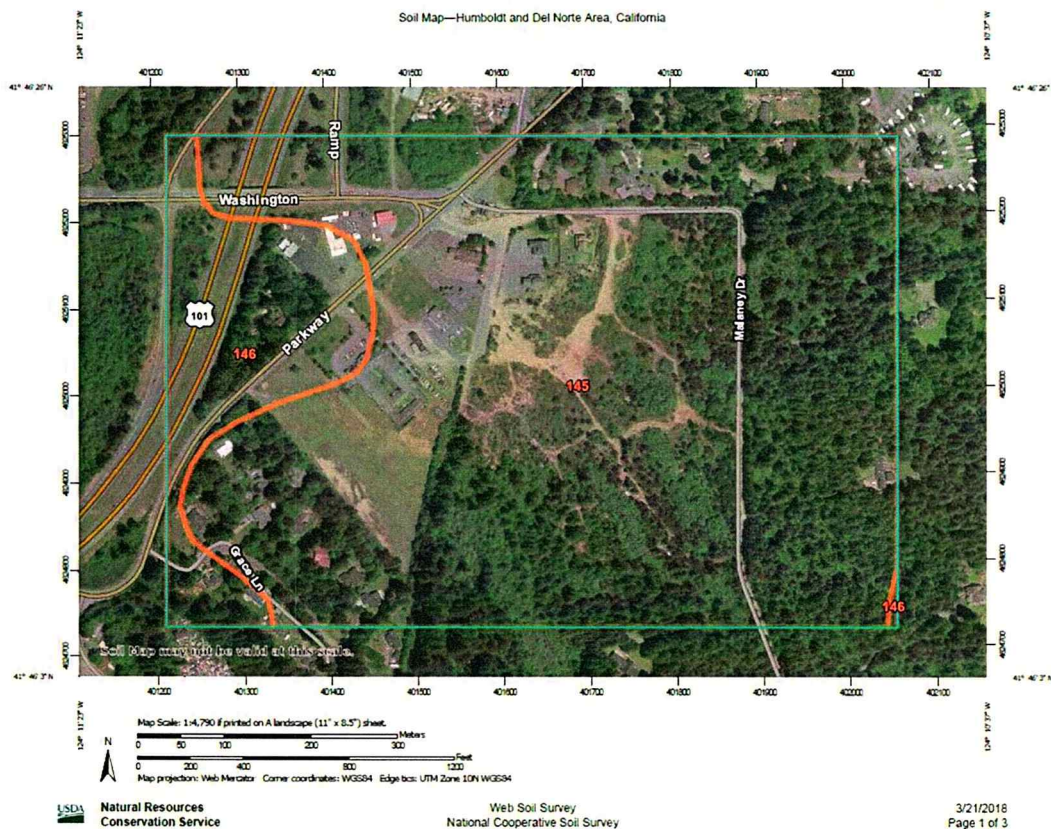
**Wetlands**

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)  
This page was produced by the NWI mapper



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
145	Halfbluff-Tepona-Urban Land, 0 to 2 percent slopes	102.1	86.2%
146	Halfbluff-Tepona-Urban Land, 2 to 9 percent slopes	16.4	13.8%
<b>Totals for Area of Interest</b>		<b>118.5</b>	<b>100.0%</b>

Map Unit Description: Halfbluff-Tepona-Urban Land, 0 to 2 percent slopes—Humboldt and Del Norte Area, California

### Humboldt and Del Norte Area, California

#### 145—Halfbluff-Tepona-Urban Land, 0 to 2 percent slopes

##### Map Unit Setting

National map unit symbol: 23d0g  
 Elevation: 10 to 120 feet  
 Mean annual precipitation: 35 to 90 inches  
 Mean annual air temperature: 50 to 54 degrees F  
 Frost-free period: 275 to 325 days  
 Farmland classification: Prime farmland if irrigated

##### Map Unit Composition

Halfbluff and similar soils: 35 percent  
 Tepona and similar soils: 30 percent  
 Urban land, residential: 25 percent  
 Minor components: 10 percent  
 Estimates are based on observations, descriptions, and transects of the mapunit.

##### Description of Halfbluff

###### Setting

Landform: Marine terraces  
 Landform position (two-dimensional): Backslope  
 Landform position (three-dimensional): Tread  
 Down-slope shape: Linear  
 Across-slope shape: Linear  
 Parent material: Marine deposits derived from sedimentary rock

###### Typical profile

A - 0 to 11 inches: fine sandy loam  
 BA - 11 to 18 inches: fine sandy loam  
 Bw - 18 to 35 inches: sandy loam  
 CB - 35 to 43 inches: sandy loam  
 2C1 - 43 to 55 inches: loamy sand  
 2C2 - 55 to 60 inches: loamy sand

###### Properties and qualities

Slope: 0 to 2 percent  
 Depth to restrictive feature: More than 80 inches  
 Natural drainage class: Moderately well drained  
 Capacity of the most limiting layer to transmit water (Ksat):  
 Moderately high to high (0.60 to 2.00 in/hr)  
 Depth to water table: About 30 to 39 inches  
 Frequency of flooding: None  
 Frequency of ponding: None  
 Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
 Available water storage in profile: Moderate (about 7.9 inches)





#### **Interpretive groups**

*Land capability classification (irrigated): 1*

*Land capability classification (nonirrigated): 2s*

*Hydrologic Soil Group: C*

*Ecological site: Sitka spruce-redwood/salal/western brackenfern,  
marine terraces, marine deposits, fine sandy lo  
(F004BX118CA)*

*Hydric soil rating: No*

#### **Description of Tepona**

##### **Setting**

*Landform: Marine terraces*

*Landform position (two-dimensional): Backslope*

*Landform position (three-dimensional): Tread*

*Down-slope shape: Linear*

*Across-slope shape: Linear*

*Parent material: Marine deposits derived from sedimentary rock*

##### **Typical profile**

*O<sub>i</sub> - 0 to 2 inches: slightly decomposed plant material*

*A<sub>1</sub> - 2 to 12 inches: loam*

*A<sub>2</sub> - 12 to 25 inches: very fine sandy loam*

*Bw<sub>1</sub> - 25 to 35 inches: sandy loam*

*Bw<sub>2</sub> - 35 to 41 inches: sandy loam*

*C<sub>1</sub> - 41 to 49 inches: sandy loam*

*C<sub>2</sub> - 49 to 60 inches: sandy loam*

##### **Properties and qualities**

*Slope: 0 to 2 percent*

*Depth to restrictive feature: More than 80 inches*

*Natural drainage class: Moderately well drained*

*Capacity of the most limiting layer to transmit water (K<sub>sat</sub>):*

*Moderately high to high (0.60 to 2.00 in/hr)*

*Depth to water table: About 30 to 39 inches*

*Frequency of flooding: None*

*Frequency of ponding: None*

*Salinity, maximum in profile: Nonsaline to very slightly saline (0.0  
to 2.0 mmhos/cm)*

*Available water storage in profile: High (about 9.4 inches)*

##### **Interpretive groups**

*Land capability classification (irrigated): None specified*

*Land capability classification (nonirrigated): 2s*

*Hydrologic Soil Group: C*

*Ecological site: Sitka spruce-redwood/salal/western brackenfern,  
marine terraces, marine deposits, fine sandy lo  
(F004BX118CA)*

*Hydric soil rating: No*



## Appendix B. Special Status Species Potentially in the Vicinity of the Project.

PLANTS (2017 CNDDDB Database for Crescent City, Sister Rocks, and Smith River Quads)

Species Latin Name	Common Name	Listing Status	Preferred Habitat	Bloom -Times If appl.	Potential Occurrence in Project Area
<i>Abronia umbellate</i> spp. <i>Breviflora</i>	pink sand- verbena	1B.1	Coastal dunes below 50 ft. above Mean Sea Level. Extremely rare. Obs. near harbor.	NA	No Potential. Project area lacks all habitat components.
<i>Anthoxanthum nitens</i> spp. <i>nitens</i>	Vanilla grass	2B.3	Meadows and seeps, Wet sites. Obs. in muck. 3-1895	NA	No Potential. Project area lacks all habitat components. No hydrology.
<i>Bryoria spiralifera</i>	Twisted horsehair lichen	1B.1	Coniferous forest (only observation by Tolowa Dunes SP. 0-30m	NA	Unlikely. Project area lacks all habitat components.
<i>Calamagrostis crassiglumis</i>	Thurber's reed grass	2B.1	Usually in marshy swales surrounded by grassland or Coastal scrub	NA	No Potential. No wetland habitat.
<i>Cardamine nuttallii</i> var. <i>gemmata</i>	yellow-tubered toothwort	1B.3	Lower Montane Coniferous Forest, North Coast Coniferous Forest 100-700m.	NA	No potential. No viable habitat present and lower elev.
<i>Cardamine angulata</i>	Seaside bittercress	2B.1	Wet areas, stream banks 90—155 M	Mar-July	No potential. No wetland habitat.
<i>Carex arcta</i>	northern clustered sedge	2B.2	Bogs and fens, north coast coniferous forest. Mesic sites 60-1405 M.	Jun-Sept	No potential. No mesic forest habitat on the parcel.
<i>Carex lenticularis</i> var. <i>limnophila</i>	lagoon sedge	2B.2	Bogs and fens, marshes and swamps, north coast coniferous forest. Lakeshores, beaches. Often in gravelly substrates. No conf. obs in DN) 0-6 m.	Jun-Aug	No potential. No wetland habitat present.
<i>Carex lyngbyei</i>	Lyngbye's sedge	2B.2	Marshes and swamps (brackish or freshwater) – Obs near LEWA. 0-200 M.	Apr-Aug	Unlikely. No wetland habitat present.
<i>Carex praticola</i>	northern meadow sedge	2B.2	Meadows and seeps. Moist to wet meadows. 15-3200 M.	May-July	Unlikely. No wetland habitat. Observed in the ECSA
<i>Carex serpenticola</i>	serpentine sedge	2B.3	Meadows and seeps. Mesic serpentine sites. 60-1200m	Mar-May	No potential. No serpentine habit.
<i>Carex viridula</i> ssp. <i>viridula</i>	green yellow sedge	2B.2	Bogs and fens, marshes and swamps (freshwater), north coast coniferous forest. Mesic sites, 0-1705 m.	Jul-Sept	No potential. No wetland habitat present.
<i>Cascadia nuttallii</i>	Nuttall's saxifrage	2B.1	North Coast coniferous forest in rocky, mesic sites.	May	No potential. Not mesic habitat.
<i>Castilleja littoralis</i>	Oregon coast paintbrush	2B.2	Coastal bluff scrub, coastal dunes, coastal scrub (sandy)	NA	Unlikely. Historical obs. nearby. Sandy





			5-255m.		coastal scrub habitat present (disturbed).
<i>Cochlearia groenlandica</i>	Greenland cochlearia	2B.3	Coastal bluff scrub ( <u>sea-bird nesting areas on offshore rocks</u> ) 0-50m.	NA	No potential. No offshore rocks
<i>Empetrum nigrum</i>	black crowberry	2B.2	Coastal bluff scrub, coastal prairie (1 pop'n PSG) 3-15 m.	NA	Unlikely. Coastal scrub degraded.
<i>Eriogonum nudum</i> var. <i>paralinum</i>	Del Norte buckwheat	2B.2	Coastal bluff scrub, coastal prairie. Open places along immediate coast. 5-80 m.	NA	No potential.
<i>Erysimum concinnum</i>	bluff wallflower	1B.2	Coastal habitat types (obs. Tolowa Dunes SP/PSG) 3-60m	NA	No potential.
<i>Gilia capitata</i> ssp. <i>Pacifica</i>	Pacific gilia	1B.2	Coastal bluff scrub, coastal prairie, valley and foothill grassland (stabilized dunes) 5-1345 m.	Apr-Aug	Unlikely. Habitat is completely graded and do
<i>Gilia millefoliata</i>	Dark-eyed gilia	1B.2	Coastal bluff scrub, chaparral, coastal prairie, valley and foothill grassland. Coastal dunes Obs. near N.Lk Tolowa. 2-20m.	Apr-Jul	Unlikely. Habitat is highly disturbed containing mostly bare soil.
<i>Hesperevax sparsiflora</i> var. <i>brevifolia</i>	Short-leaved evax	1B.2	Coastal bluff scrub coastal dunes, sandy bluffs and flats. (obs. north of Dead Lk) 0-215m.	Mar-June	No potential. No Coastal bluffs.
<i>Lathyrus japonicus</i>	seaside pea	2B.1	Coastal dunes/beach sometimes with driftwood. 3-65 m	NA	No potential. No beach habitat.
<i>Lathyrus palustris</i>	marsh pea	2B.2	Bogs and fens, lower montane conif. Forest, marshes and swamps, in open Marsh N. Coast Coniferous Forest, coastal Prairie, coastal scrub - 140m.	Mar – Aug.	No potential. No wetland habitat.
<i>Lilium occidentale</i>	western lily	1B.1/	Coastal Scrub, freshwater marsh, bogs and fens, coastal bluff scrub, coastal prairie, N. Coast Coniferous Forest. Well drained beach washes overlain w/windblown alluvium and org. topsoil; usually near margins of Sitka spruce 2-185m.	June - July	Unlikely. No wetland habitat.
<i>Mitellastrum caulescens</i>	leafy-stemmed mitrewort	4.2	North coast coniferous forest. Usually on conifers. 0-30 m.	May-July	No suitable habitat on the property otherwise avoided.
<i>Moneses uniflora</i>	woodnymph	2B.2	Broadleaf upland forest 50-260 m	NA	Unlikely. No suitable habitat available.



<i>Monotropa uniflora</i>	ghost-pipe	2B.2	Broadleaved upland forest, North Coast Coniferous Forest. Often under redwoods or western hemlock 10-200m.	June-Aug	No potential. No suitable habitat present.
<i>Oenothera wolfii</i>	Wolf's evening primrose	1B.1	Coastal bluff scrub, coastal dunes, coastal prairie, lower montane coniferous forest, sandy mesic sites 0-125m.	NA	Unlikely. No mesic habitat. Last nearby obs. 1939.
<i>Packera bolanderi</i> var. <i>bolanderi</i>	seacoast ragwort	2B.2	Coastal scrub, North Coast Coniferous Forest 30-915m.	NA	Unlikely. Degraded habitat along parcel boundaries.
<i>Phacelia argentea</i>	Sand dune phacelia	1B.1	Coastal dunes, stabilized and recently moving sand dunes 3-25m.	NA	Unlikely. Sandy habitat but not coastal dune.
<i>Pinguicula macroceras</i>	horned butterwort	2B.2	Bogs and fens, meadows and seeps. Meadow edges, seepage areas, serpentine soils 20-1830m.	Apr - June	No potential. Not mesic habitat.
<i>Potamogeton foliosus</i> ssp. <i>fibrillosus</i>	fibrous pondweed	2B.3	Marshes and swamps. Shallow water, small streams. 5-1300 m.	May-June	No potential.
<i>Pyrrocoma racemose</i> var. <i>congesta</i>	Del Norte pyrrocoma	2B.3	Chaparral, lower montane coniferous forest. Serpentine soils likely to occur in wetland and non-wetlands 240-765m	NA	No potential. No serpentine habitat.
<i>Romanzoffia tracyi</i>	Tracy's romanzoffia	2B.3	Coastal bluff scrub, coastal scrub rocky sites, Crescent City Marsh Area. 15-30m.	Mar - May	No potential. Not coastal bluff habitat.
<i>Sagittaria sanfordii</i>	Sanford's arrowhead	1B.2	Marshes and swamps. In standing or slow moving freshwater ponds, marshes, and ditches 0-61m.	NA	No potential. No wetland habitat.
<i>Sanguisorba officianalis</i>	Great burnet	2B.2	Bogs and fens, meadows and seeps broadleaved upland forest, marshes and swamps, N. Coast Coniferous Forest, Riparian Forest. Rocky serpentine seepage areas and along stream borders 5-1400m.	NA	No potential. No serpentine or wetland habitat
<i>Sidalcea elegans</i>	Del Norte checkerbloom	3.3	Serpentine, Chaparral, lower montane coniferous forest. 213-1365m	NA	No potential. No serpentine.
<i>Sidalcea malachroides</i>	maple-leaved checkerbloom	4.2	Broadleaved upland forest, coastal prairie, coastal scrub, N. Coast Coniferous Forest. Woodlands and clearings near coast; often in disturbed areas. Obs 0-730m.	Apr - Aug	Likely. Parcel contains disturbed coastal scrub habitat.
<i>Sidalcea malviflora</i> ssp.	Siskiyou	1B.2	Coastal prairie, broadleaf	May-	Unlikely. Marginal





<i>Patula</i>	checkerbloom		upland forest. Open coastal forest 15-65m.	Aug	habitat south of property.
<i>Sidalcea oregona ssp. eximia</i>	coast sidalcea	1B.2	Meadows and seeps, N. Coast Coniferous Forest, lower montane coniferous forest. Nears meadows, in gravelly soil 5-1805m.	June - August	Unlikely. Not lower montane
<i>Trientalis arctica (Lysimachia europaea)</i>	arctic starflower	2.2	Meadows and seeps, bogs and fens. Coastal boggy areas <i>Calamagrostis</i> -dominated coastal prairie with <i>ledum</i> , <i>spiraea</i> , and the rare <i>lilium occidentale</i> (Obs. by airport) 0-15m.	June-July	No potential. Not wetland habitat.
<i>Triquetrella californica</i>	Coastal triquetrella	1B.2	Coastal bluff scrub, coastal scrub 10-100m	NA	No potential.
<i>Viola adunca</i>	western dog violet	Larval host for ESHA.	Occurs in a variety of forests, meadows and wetlands.	Apr-Sept.	Moderate. Obs. nearby.
<i>Viola langsдорffii</i>	Langsdorf's violet	2.1	Bogs and fens, coastal wet areas (1-1992Obs near PSG and Lk Talawa). 2-10m.	May-July	No potential.
<i>Viola palustris</i>	marsh violet	2.2	Coastal scrub, bogs and fens. Swampy, shrubby places in coastal scrub or bogs 0-15m.	March-August	No potential.

\*ONLY SOURCE OF INFORMATION FOR THIS OCCURRENCE IS SITE NAME PROVIDED IN "JEPSON MANUAL, HIGHER PLANTS OF CALIFORNIA" HICKMAN, ED. (1993) OR HISTORIC SOURCES.

List 1B: Plants Rare, Threatened, or Endangered in California and Elsewhere

List 2B: Plants Rare, Threatened, or Endangered in California, but more common elsewhere

List 3. Plants rare, threatened, or endangered in CA and elsewhere; not very threatened in CA;

List \*.1: Plants rare, threatened, or endangered in CA, more common elsewhere; seriously threatened in CA; List \*.2: Plants rare, threatened, or endangered in CA but more common elsewhere; fairly threatened in CA; List \*.3: Plants rare, threatened, or endangered in CA but more common elsewhere-not very threatened in CA, and; List 4.2: Plants of limited distribution and fairly threatened in California



## Animals

SPECIES LATIN NAME	COMMON NAME	LISTING STATUS (FED/CA)	PREFERRED HABITAT	POTENTIAL TO OCCUR ON-SITE
<i>Actinemys marmorata</i>	Western pond turtle	Under review	Found in ponds, lakes, rivers, streams, creeks, marshes with abundant vegetation, and either rocky or muddy bottoms, in woodland, forest, and grassland. In streams, prefers pools to shallower areas. Logs, rocks, cattail mats, and exposed banks are required for basking.	No potential.
<i>Aplodontia rufa humboldtiana</i>	Humboldt mountain beaver	None, SSC	Coast range in southwestern del norte county and northwestern humboldt county. Variety of coastal habitats, including coastal scrub, riparian forests, typically with open canopy and thickly vegetated understory.	No potential.
<i>Arborimus pomo</i>	Sonoma tree vole	None, SSC	North coast fog belt from Oregon Border to Sonoma county in Douglas-fir, redwood and montane hardwood conifer forests. Feeds almost exclusively on Douglas-fir needles. Will occasionally take grand fir, hemlock or spruce.	Unlikely. <u>All</u> trees and vegetation removed in 2003.
<i>Ascaphus truei</i>	Pacific tailed frog	None, SSC	Montane hardwood—conifer, redwood, Douglas fir and Ponderosa pine habitats. Restricted to perennial montane streams.	No potential. .
<i>Brachyramphus marmoratus</i>	Marbled murrelet	FT/SE	Feeds near-shore; nests inland along coast from eureka to oregon border and from half moon bay to santa cruz. Nests in old-growth redwood-dominated forests, up to six miles inland, often in douglas-fir.	No potential.
<i>Charadrius alexandrinus nivosus</i>	Western snowy plover	FT/SSC	Sandy beaches levees and shores	No potential.
<i>Coccyzus americanus occidentalis</i>	Western yellow-billed cuckoo	FC/SE	Nests in tall cottonwood and willow riparian woodland. Requires patches of at least 25 acres of dense riparian forest with a canopy cover of at least 50 percent in both understory and overstory; nests typically in mature willows.	No potential.
<i>Corynorhinus townsendii</i>	Townsend's big-eared bat	None, SSC	Throughout california in a wide variety of habitats. Most common in mesic sites. Roosts in the open, hanging from walls and ceilings. Roosting sites limiting. Extremely sensitive to human disturbance.	Unlikely. Urban location with freq. activity.
<i>Empidonax traillii brewsteri</i>	Little willow flycatcher	SE	Mountain meadows and riparian habitats in the sierra nevada and cascades. Requires dense shrubs for nesting and roosting. Occurs generally near low velocity stream habitat, seeps or standing water.	Unlikely to occur in immediate project area.
<i>Eucyclogobius newberryi</i>	tidewater goby	FE	Brackish water habitats along the california coast. Found in shallow lagoons and lower stream reaches	No potential.





<i>Haliaeetus leucocephalus</i>	bald eagle	FD/SE	Generally found along margins of water sources (ocean, lakes, rivers). Nests in large trees within one mile of water.	No potential. Urban setting.
<i>Limnephilus atercus</i>	Fort Dick limnephilus caddisfly	None	Known only from Fort Dick in del norte county.	No potential.
<i>Martes caurina humboldtensis</i>	Humboldt marten	Candidate Endangered	Late successional coniferous forests, prefer forests with low overhead and complex cover.	No potential.
<i>Oceanodroma furcata</i>	fork-tailed storm petrel	SSC	Colonial nester on offshore islets	No potential.
<i>Oncorhynchus clarkii clarkii</i>	Coastal Cutthroat trout	SSC	Small coastal streams from the Eel River to the Oregon Border. Spawning occurs in small low-gradient tributaries from December through May, with a peak in February (Trotter, 1989). Flexible life history strategy (including anadromy) though highly dependent on freshwater habitats.	No potential.
<i>O. kisutch</i>	Coho Salmon	FT/ST	Adult Coho Salmon generally enter the Klamath around October and spawn in low gradient tributaries. Juveniles prefer complex instream habitat in low gradient streams.	No potential.
<i>Pelecanus occidentalis californicus</i>	California brown pelican	FE/SE	Near-shore waters along coast; nests on islands in Central and South America.	No potential
<i>Pekania pennanti</i>	Fisher	SSC	Intermediate to large-tree stages of coniferous forests and deciduous-riparian areas with high percent canopy closure. Uses cavities, snags, logs and rocky areas for cover and denning. Needs large areas of mature, dense forest.	No potential. preferred habitat present near site.
<i>Phoebastria albatrus</i>	short-tailed albatross	FE	Pelagic. Observed in off-shore marine habitat. Rarely observed in nearshore habitats.	No potential.
<i>Plethodon elongates</i>	Del Norte salamander	SSC	Old-growth associated species with optimum conditions in the mixed conifer/hardwood ancient forest ecosystem.	No potential. No viable habitat.
<i>Polites mardon</i>	mardon skipper	FC	Occur in rocky serpentine meadows containing <i>Festuca idahoensis</i>	No serpentine present.
<i>Rana aurora</i>	northern red-legged frog	SSC	Dense riparian cover, generally near permanent water. Can be away from water during non-breeding season.	Unlikely. No riparian cover. The lot contains over half exposed soil.
<i>Rana boylei</i>	foothill yellow legged frog	SSC	Partly-shaded, shallow streams and riffles with a rocky substrate in a variety of habitats.	No potential.
<i>Rhyacotriton variegates</i>	southern torrent salamander	SSC	Coastal redwood, Douglas fir, mixed conifer, montane riparian, and montane	No potential. Habitat not



			hardwood-conifer habitats. Old growth.	present.
<i>Speyeria zerene hippolyta</i>	Oregon silverspot butterfly	FT/ST	Coastal meadows in Del Norte. Larvae feed only on the foliage of w.dog violet ( <i>viola adunca</i> )	Moderate potential. Parcel contains poor meadow habitat but <i>V. adunca</i> observed < 1 mi.
<i>Spirinchus thaleichthys</i>	longfin smelt	FCT, SSC	Euryhaline, nektonic & anadromous. Found in open waters of estuaries, Prefer salinities of 15-30 ppt..	No potential.
<i>Strix occidentalis caurina</i>	northern spotted owl	FT/ST	Prefers moderate to high canopy closure (60-90%) in mature coniferous forest. Nest in the tops of trees or in cavities of naturally deformed and/or diseased trees	No potential. Few small (<5m) trees present.
<i>Thaleichthys pacificus</i>	eulachon	FE/None	Found in klamath river, mad river, Redwood Creek, and in small numbers in Smith River.	No potential.

C: Candidate  
 F: Federal  
 S: State  
 E: Endangered  
 T: Threatened  
 SSC: Species of Special Concern



## Appendix C. List of plants observed in the vicinity of the project area.

### GYMNOSPERMS

#### PINACEAE

<i>Abies grandis</i>	grand fir
<i>Picea sitchensis</i>	Sitka spruce
<i>Pinus contorta</i>	shore pine

### FERNS & FERN-ALLIES

<i>Polysticum munitum</i>	swordfern
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### DICOTS

#### APIACEAE

<i>Conium maculatum</i>	poison hemlock
<i>Daucus carota</i>	Queen Anne's lace *
<i>Daucus pusillus</i>	wild carrot

#### ASTERACEAE

<i>Baccharis pilularis</i>	coyote brush
<i>Leontodon saxatilis</i>	hawkbit

#### BETULACEAE

<i>Alnus rubra</i>	red alder
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#### ERICACEAE

<i>Gaultheria shallon</i>	salal
<i>Vaccinium ovatum</i>	California huckleberry

#### FABACEAE

<i>Cytisus scoparius</i>	Scotch broom
<i>Trifolium repens</i>	white clover

#### PLANTAGINACEAE

<i>Plantago lanceolata</i>	English plantain
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#### ROSACEAE

<i>Cotoneaster franchetii</i>	cotoneaster
<i>Rubus armeniacus</i>	Himalayan blackberry
<i>Rubus ursinus</i>	California blackberry

#### SALICACEAE

<i>Salix lasiolepis</i>	arroyo willow
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### MONOCOTS

#### POACEAE

<i>Anthoxanthum odoratum</i>	sweet vernal grass
<i>Cortaderia jubata</i>	pampas grass
<i>Festuca sp.</i>	fescue
<i>(other sp.ukn)</i>	





## Appendix D: Project Pictures

1. Facing southeast from S. Railroad Avenue.



2. Facing south from Railroad Avenue



Facing east from approx. center of lot from Railroad Ave



Non-native invasive species (pampas grass) (Cotoneaster)



Scotch broom and pampas grass with small shore pine.





Previously graded area facing southeast from approx.. center of the property



Facing west down approximate southern property boundary (left) and northern boundary (right)



Illegal dumping site near frontage with Railroad Ave. Erosion near center of property.