

# Notice of Completion & Environmental Document Transmittal

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

SCH # _____
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**Project Title:** Zone Amendment 18-0001 (ZA 18-0001)

Lead Agency: Shasta County Department of Resource Management – Planning Division Contact Person: Lisa Lozier, Senior Planner

Mailing Address: 1855 Placer Street, Suite 103

Phone: (530) 225-5532

City: Redding

Zip: 96001

County: Shasta

**Project Location:** County: Shasta City/Nearest Community: Mountain Gate

Cross Streets: Holiday Road and Old Oregon Trail Zip Code: 96003

Lat. / Long.: 40° 41' 53.26" N/ 122° 20' 26.24" W

Total Acres: 6

Assessor's Parcel No.: 307-210-024

Section: 20

Twp.: T33N

Range: R4W

Base: MDM

Within 2 Miles: State Hwy #: Interstate 5

Waterways: \_\_\_\_\_

Airports: \_\_\_\_\_

Railways: \_\_\_\_\_

Schools: \_\_\_\_\_

## Document Type:

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

## Local Action Type:

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

## Development Type:

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Water Facilities: Type _____ MGD _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Transportation: Type _____
<input checked="" type="checkbox"/> Commercial: Sq.ft. 67,200 Acres 6 Employees 1	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Educational _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Recreational _____	<input type="checkbox"/> Hazardous Waste: Type _____
	<input type="checkbox"/> Other: _____

## Project Issues Discussed in Document:

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

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

General Plan Designation: Rural Residential A (RA), Zone District: Rural Residential with Mobile Home and Design Review (R-R-T-DR)

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

The request is to amend the current Rural Residential combined with the Mobile Home and Design Review (R-R-T-DR) zone district to the Commercial Recreation (CR) zone district to facilitate development of a 160 unit Recreational Vehicle (RV) and boat storage facility including a maximum of 67,200 square-feet of storage with the typical storage unit measuring 420 square feet. The storage facility as proposed will include an automated access kiosk and electric gate to provide a 24-hour secure access. A caretaker's residence is proposed as a future phase of the project. The site perimeter will be fenced and no outdoor storage is proposed. Storage of general business or household items will be prohibited.

## Reviewing Agencies Checklist

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

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

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

Starting Date October 11, 2019 Ending Date November 11, 2019

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### Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Chad and Cori Abel</u>
Address: _____	Address: <u>2726 Vermer Place</u>
City/State/Zip: _____	City/State/Zip: <u>Redding CA 96002</u>
Contact: _____	Phone: <u>530-941-7453</u>
Phone: _____	

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Signature of Lead Agency Representative:  Date: 8 Oct 19

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

# ENVIRONMENTAL INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

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Zone Amendment 18-0001  
Abel

October 11, 2019

ENVIRONMENTAL INITIAL STUDY &  
MITIGATED NEGATIVE DECLARATION  
WITH  
References and Documentation

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

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

- 1. Project Title:**  
Zone Amendment 18-0001 (ZA 18-0001)
- 2. Lead agency name and address:**  
Shasta County Department of Resource Management, Planning Division  
1855 Placer Street, Suite 103  
Redding, CA 96001-1759
- 3. Contact Person and Phone Number:**  
Lisa Lozier, Senior Planner, (530) 225-5532
- 4. Project Location:**  
The project is located in the Mountain Gate area on an approximate 6-acre parcel on the east side of Holiday Road which runs parallel to the east side of Interstate 5. The entrance to the property is approximately five-tenths of a mile south of the intersection of Holiday Road and Old Oregon Trail.
- 5. Applicant Name and Address:**  
Chad and Cori Abel  
2726 Vermeer Place  
Redding CA 96002
- 6. General Plan Designation:** Rural Residential A (RA)
- 7. Zoning:** Rural Residential combined with Mobile Home and Design Review (R-R-T-DR)
- 8. Description of Project:**  
The request is to amend the current Rural Residential combined with Mobile Home and Design Review (R-R-T-DR) zone district to the Commercial Recreation (CR) zone district to facilitate development of a 160 unit Recreational Vehicle (RV) and boat storage facility including a maximum of 67,200 square-feet of storage with the typical storage unit measuring 420 square feet. The storage facility as proposed will include an automated access kiosk and electric gate to provide 24-hour secure access. A caretaker's residence is proposed as a future phase of the project. The site perimeter will be fenced and no outdoor storage is proposed. Storage of general business or household items will be prohibited.
- 9. Surrounding Land Uses and Setting:**  
The project site is approximately six acres and is characterized as a foothill grassland with a few scattered blue oaks at the edge of the eastern property line. The property slopes slightly to the west to Holiday Road which runs north to south directly adjacent to the western boundary of the project site. A drainage swale conveys water south adjacent to Holiday Road and from the project site to a culvert which runs west under Interstate 5 to a drainage area on the west side of Interstate 5. To the north and east is the Mountain Gate RV Park, to the south and east is a vacant commercial property, and directly to the south is residential with the nearest residence approximately 1,000 feet from the southern property line of the project site.
- 10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):**  
California Regional Water Quality Control Board  
Mountain Gate Volunteer Fire Department

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

On March 21, 2017, the Wintu Tribe of Northern California submitted a formal request for notification of projects located within the Tribe's geographic area of traditional and cultural affiliation. Information describing the project area was sent to the Tribal Representative on April 26, 2019 by certified mail. The letter was received May 2, 2019. No request for consultation was received within the 30-day referral time.

**NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.**

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

	Aesthetics		Agricultural Resources		Air Quality
	Biological Resources		Cultural Resources		Energy
	Geology / Soils		Greenhouse Gas Emissions		Hazards & Hazardous
	Hydrology / Water Quality		Land Use / Planning		Mineral Resources
	Noise		Population / Housing		Public Services
	Recreation		Transportation		Tribal Cultural Resources
	Utilities / Service Systems		Wildfire		Mandatory Findings of Significance

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

On the basis of the initial evaluation:

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

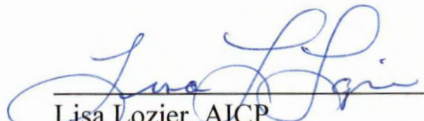
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

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

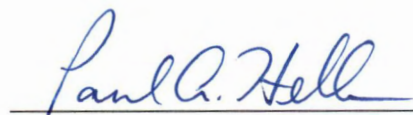
I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation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

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

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

  
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Lisa Lozier, AICP  
Senior Planner

10.7.19  
Date

  
\_\_\_\_\_  
Paul A. Hellman  
Director of Resource Management

10/7/19  
Date

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parenthesis following each question. A “No Impact” answer is adequately supported if all the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less-than-significant with mitigation, or less-than-significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more, “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less-than-significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less-than-significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from Section XVIII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures: For effects that are “Less-than-significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. General Plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify the following:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less-than-significant.



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

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

a-c) The project would not substantially damage any scenic resource and would not have an adverse effect on any scenic vista. The project site is located to the east of Holiday Road which runs parallel to the east side of Interstate 5 in the Mountain Gate area. The project site is not located on a designated scenic corridor, however this section of Interstate 5 is identified the Shasta County General Plan, Scenic Highways Section 6.8 as a corridor in which natural and man-made environment contrast. Construction of recreational related facilities are consistent with surrounding uses.

The project would not degrade the existing visual character or quality of the site and its surroundings. The project surroundings include the Mountain Gate RV Park directly to the north and east of the project site with a vacant commercial lot to the southeast of the project site. Interstate 5 and Holiday Road are directly to the west. Undeveloped residential property is south of the project site with the nearest residences approximately 1000 feet away. Construction of the proposed boat and RV storage facility will include landscaping along the entire frontage of the project site adjacent to the Holiday Road.

The elevations facing the Holiday Road/Interstate 5 corridor will be designed with a modern style façade including steel, wall mounted trellis design features and coordinating building materials and neutral, earth tone color palette. The proposed siding and roofing material colors shall be provided with the building permit application(s) and approved by the Shasta County Planning Division prior to issuance of the building permit(s). Fencing and entry gate along the west will include seven-foot-tall ornamental iron, and fencing on the north, east and south sides of the project site will be fenced with seven-foot-tall chain-link fencing. The project as proposed consistent with the existing visual character and quality of the site and its surroundings. Buildings will be 16 feet high with 12-foot by 14-foot high doors.

d) The project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. The project lighting plan will be required to meet Shasta County Zoning Plan Section 17.84.040 which requires light to be contained on the project site and lighting fixtures to be shielded. All exterior lighting shall be fully shielded (bulb not visible) and fully cut-off (no light above horizontal). Glare would be eliminated by the use of non-reflective materials for construction of the project. Signage for the project will include two back lit, wall mounted signs. On site lighting will include a combination of motion sensor lighting and constant lighting for safety and to accent structural design features. Cut sheets for the proposed lighting fixtures and bulbs shall be submitted with the building permit application(s) and approved the Shasta County Planning Division prior to issuance of the building permit(s).

**Mitigation/Monitoring:** None proposed.

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

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

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

**Mitigation/Monitoring:** None proposed.

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

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

- a) The project would not conflict with or obstruct implementation of the Northern Sacramento Valley Planning Area (NSVPA) 2018 Triennial Air Quality Attainment Plan for the Northern Sacramento Valley Air Basin as adopted by Shasta County, or any other applicable air quality plan. The construction of a single-family residence and possible accessory structures, along with other associated site improvements, such as driveways and landscaping, and potential for limited agricultural uses, would not conflict with or obstruct with implementation of the NSVPA Air Quality Attainment Plan (2018). A commercial storage facility for recreational vehicles, boats and recreational equipment with a maximum of 67,200 square feet would generally be expected to generate 12.73 trips per day based on the ITE trip generation table (10<sup>th</sup> edition). This is an insignificant increase in traffic, and the project is consistent with the air quality attainment plan.
- b) The project would not result in a cumulatively considerable net increase of any criteria pollutant, including ozone, ozone precursors or PM10 (particulate matter), the pollutants for which the Northern Sacramento Valley Air Basin is in non-attainment under the applicable State ambient air quality standards.
- c) As a condition of approval, all construction equipment and vehicles expected to frequent the site will be required to meet the AQMD emission standards. In addition, the Shasta County General Plan requires Standard Mitigation Measures on all discretionary land use applications as recommended by the AQMD in order to mitigate both direct and indirect emissions of non-attainment pollutants.

The project will not significantly violate any air quality standard or contribute substantially to an existing or projected air quality violation increase in any criteria pollutant, including ozone, ozone precursors or PM10 (particulate matter), and would not conflict with or obstruct implementation of the NSVPA Air Quality Attainment Plan (2018) as adopted by Shasta County, or any other applicable air quality plan.

- d) Residential uses exist in the vicinity of the project site and the Mountain Gate RV Park is directly to the north and northeast of the project site. Equipment used to construct the proposed improvements could produce emissions that some may find objectionable; however, construction on-site will be limited in duration. The project does not involve the establishment of any uses that would generate substantial pollution concentrations. Therefore, nearby sensitive receptors would not be exposed to substantial pollution concentrations nor would a substantial number of people be exposed to objectionable odors.

Based on the discussion in this Section and the application of standard mitigation measures as required by the General Plan, and the recommended dust mitigation measures, air quality impacts from the project would be less-than-significant.

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

- III.c.1 All activities associated with a building site for residential, commercial, or industrial use shall be conducted in a manner to control fugitive dust emissions through the use of dust palliative agents or the use of water to mitigate off-site impacts.
- III.c.2 The applicant shall be responsible for ensuring that all adequate dust control measures are implemented in a timely and effective

manner during all phases of project development and construction.

- III.c.3 All areas (including unpaved roads) with vehicle traffic should be watered periodically or have dust palliatives applied for stabilization of dust emissions.
- III.c.4 All land clearing, grading, earth moving or excavation activities on a project shall be suspended when winds are expected to exceed 20 miles per hour.
- III.c.5 The applicant shall be responsible for applying non-toxic soil stabilizers (according to manufacturer's specifications) to all inactive construction areas (previously graded areas which remain inactive for 96 hours) in accordance with the Shasta County Grading Ordinance.
- III.c.6 Adjacent paved streets shall be swept (recommend water sweeper with reclaimed water) at the end of each day if substantial volumes of soil materials have been carried onto adjacent public paved roads from the project site.

<b>IV. <u>BIOLOGICAL RESOURCES:</u> Would the project:</b>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Have a substantial effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			✓	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			✓	
c) Have a substantial adverse effect on state or Federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		✓		
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		✓		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community, Conservation Plan, or other approved local, regional, or State habitat conservation plan?				✓

**Discussion:** Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, and a biological resources constraints and opportunities analysis performed on the project site by Gallaway Enterprises, the following findings can be made:

- a-c) A biological resources constraints and opportunities analysis was performed on the project site on July 24, 2017 by Gallaway Enterprises. The entire project site was walked and a habitat assessment was completed with the following results observed and reported:

Review of the California Natural Diversity Database (CNDDDB) indicated no known or recorded observations of special status species or habitats within or adjacent to the subject project site. No special status plant species were observed on-site and based on the project site assessment of habitat conditions, none are expected to occur.

Three small features, a drainage swale and two small wetlands, were identified on the western portion of the project site. While these features were identified by Gallaway Enterprises as meeting the current definition of wetlands, these features will not be directly impacted by the project due to their physical location adjacent to existing Holiday Road and within or directly adjacent to road and utility easements associated with Holiday Road and the Mountain Gate Community Services District, and other utility easements as shown on the site plan. The existing 60-foot road easement will be dedicated to Shasta County Department of Public Works and proposed road improvements will be limited to an encroachment at the northern end of the property to the existing paved cul-du-sac. The project site will require a grading permit, is located in an MS4 district, and will be required to meet all State and local requirements for storm water management for MS4, and RWCQB Construction General Permit. Meeting the MS4 and RWCQB requirements will result in a less than significant impact to existing drainage facilities and storm water runoff. With the proposed mitigation, there would be a less-than-significant effect on wetlands.

- d) The project does not include any stream modification activities, but may include the removal of trees located directly adjacent to or along the eastern boundary of the project site. No other activities are proposed with the project that would interfere with any native resident or migratory fish or wildlife species, nor impede the use of native wildlife nursery sites.
- e) The project would not conflict with any ordinances or policies which protect biological resources. Shasta County Board of Supervisors' Resolution No. 95-157 provides guidance regarding use and protection of oak trees on a voluntary basis.
- f) No habitat conservation plans or other similar plans have been adopted for the project site or project area.

**Mitigation/Monitoring:** The proposed mitigation measures for this section as well as the mitigation measures described in Section IX. Hydrology and Water Quality would reduce the biological resources impact from the project to a less-than-significant level.

IV.d.1 In order to avoid impacts to nesting migratory birds and/or raptors protected under federal Migratory Bird Treaty Act and California Fish and Game Code Section 3503 and Section 3503.5, including their nests and eggs, one of the following shall be implemented:

Vegetation removal and other ground-disturbance activities associated with construction shall occur between September 1 and January 31 when birds are not nesting; or

If vegetation removal or ground disturbance activities occur during the nesting season, a pre-construction nesting survey shall be conducted by a qualified biologist to identify active nests in and adjacent to the work area. The survey shall be conducted no more than one week prior to the initiation of construction. If construction activities are delayed or suspended for more than two weeks after the pre-construction survey, the site shall be resurveyed.

If nesting birds are found, the nest sites shall not be disturbed until after the young have fledged, as determined through additional monitoring by a qualified biologist. Further, to prevent nest abandonment and mortality of chicks and eggs, no construction activities shall occur within 500 feet of an active nest, unless a smaller buffer zone is authorized by a qualified biologist in consultation the CDFW and the USFWS (the size of the construction buffer zone may vary depending on the species of nesting birds present). A qualified biologist shall delineate the buffer zone with construction tape or pin flags that shall remain in place until the young have fledged, as determined through additional monitoring by a qualified biologist.

The biologist shall monitor nests weekly during construction to evaluate potential nesting disturbance by construction activities. Guidance from CDFW will be requested if the nestlings within the active nest appear disturbed. The monitoring biologist shall have the authority to stop any work determined to be adversely affecting the nesting activity. The monitoring biologist shall report any "take" of active nests to CDFW.

<b><u>V. CULTURAL RESOURCES</u></b> – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?				✓
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				✓

<b><u>V. CULTURAL RESOURCES</u></b> – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of formal cemeteries?				✓

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

- a) The project would not cause a substantial adverse change in the significance of an historical resource.
- b) The project would not cause a substantial adverse change in the significance of an archaeological resource.
- c) The project site is not on or adjacent to any known cemetery or burial area. Therefore, there is no evidence to suggest that the project would disturb any human remains.

The Wintu Tribe of Northern California has requested notification of proposed projects located within their geographic area of traditional and cultural affiliation in accordance with Public Resources Code section 21080.3(b), also known as AB52. The project is located within the Tribe’s geographic area of traditional and cultural affiliation, and notification was sent via certified mail to the designated Tribal Representative on April 26, 2019 and received on May 2, 2019. Consultation was not requested by a representative of the Wintu Tribe of Northern California.

Although there is no evidence to suggest that the project would result in any significant effect to historical, archeological, paleontological, or unique geologic resource, or human remains, there is always the possibility that such resources or remains could be encountered. Therefore, a condition of project approval will require that if, in the course of development, any archaeological, historical, or paleontological resources are uncovered, discovered or otherwise detected or observed, development activities in the affected area shall cease and a qualified archaeologist shall be contacted to review the site and advise the County of the site's significance. If the findings are deemed significant by the Environmental Review Officer, appropriate mitigation shall be required.

**Mitigation/Monitoring:** None proposed.

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

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

- a) The project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. During grading, site preparation and construction of the proposed recreational storage units there would be a temporary consumption of energy resources required for the movement of equipment and materials. Compliance with local, State, and federal regulations (e.g., limit engine idling times, requirement for the recycling of construction debris, etc.) would reduce and/or minimize short-term energy demand during construction to the extent feasible, and construction would not result in a wasteful or inefficient use of energy. Furthermore, through compliance with applicable requirements and/or regulations of the 2016 California Code of Regulations, Title 24, Part 6 – California Energy Code, individual project elements (e.g., building design, HVAC equipment, etc.) would be consistent with State reduction policies and strategies, and would not consume energy resources in a wasteful or inefficient manner.
- b) The project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. State and local agencies regulate the use and consumption of energy through various methods and programs. As a result of the passage of Assembly

Bill 32 (AB 32) (the California Global Warming Solutions Act of 2006) which seeks to reduce the effects of Greenhouse Gas (GHG) emissions, a majority of the state regulations are intended to reduce energy use and GHG emissions. These include, among others, California Code of Regulations, Title 24, Part 6 – California Energy Code, and the California Code of Regulations, Title 24, Part 11– California Green Building Standards Code (CALGreen). At the local level, the City’s Building Division enforces the applicable requirements of the Energy Efficiency Standards and Green Building Standards in Title 24.

**Mitigation/Monitoring:** None proposed.

<b><u>VII. GEOLOGY AND SOILS</u></b> – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> <li>i) Rupture of a known earthquake, fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publications 42.</li> <li>ii) Strong seismic ground shaking?</li> <li>iii) Seismic-related ground failure, including liquefaction?</li> <li>iv) Landslides?</li> </ul>				✓
b) Result in substantial soil erosion or the loss of topsoil?				✓
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?				✓
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?				✓
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?				✓
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓

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

a) The project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault;

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

ii) Strong seismic ground shaking;

According to the Shasta County General Plan Section 5.1, Shasta County has a low level of historic seismic activity. The entire County is in Seismic Design Category D. All structures shall be constructed according to the seismic requirements of the currently

adopted Building Code.

iii) Seismic-related ground failure, including liquefaction;

The project site is located in an area determined to have moderate liquefaction potential as shown on the South Central Region Planning Area Potential Areas Liquefaction map. The currently adopted Building Code requires preparation and review of a site specific soils report as part of the building design and approval process. The soils report must be prepared by a California registered professional engineer and would address potential seismic-related ground failure concerns, if any.

iv) Landslides.

See VII.c. below.

- b) The project would not result in substantial soil erosion or the loss of topsoil. A grading permit is required prior to any grading activities. The grading permit includes requirements for erosion and sediment control, including retention of topsoil.
- c) The project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. The topography of the site is predominantly level, with small undulations. The threat of landslides, lateral spreading, subsidence, liquefaction, or collapse is insignificant as the geology of the area demonstrates great stability. Based on records of construction in the area, there is no evidence to support a conclusion that the project is on a geologic unit or soil that is unstable.
- d) The project would not be located on expansive soil creating substantial risks to life or property. The site soils are not described as expansive soils in the "Soil Survey of Shasta County."
- e) The project would not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. The proposed project is for the construction and operation of a storage facility for RVs, boats, and recreational equipment. The project may also include and caretaker's residence
- f) The project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

**Mitigation/Monitoring:** None proposed.

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

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

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

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

The City of Redding currently utilizes a quantitative non-zero project-specific threshold based on a methodology recommended by the California Air Pollution Officers Association (CAPCOA) and accepted by the California Air Resources Board. According to CAPCOA's Threshold 2.3, CARB Reporting Threshold, 10,000 metric tons of carbon-dioxide equivalents per year (mtCO2eq/yr) is recommended as a quantitative non-zero threshold. This threshold would be the operational equivalent of 550 dwelling units, 400,000 square feet of office use, 120,000 square feet of retail, or 70,000 square feet of supermarket use. This approach is estimated to capture over half the future residential and commercial development projects in the State of California and is designed to support the goals of AB 32 and not



hinder it. The use of this quantitative non-zero project-specific threshold by Shasta County, as lead agency, would be consistent with certain practices of other lead agencies in the County and throughout the State of California.

The United States Environmental Protection Agency (EPA) identifies four primary constituents that are most representative of the GHG emissions. They are:

- Carbon Dioxide (CO<sub>2</sub>): Emitted primarily through the burning of fossil fuels. Other sources include the burning of solid waste and wood and/or wood products and cement manufacturing.
- Methane (CH<sub>4</sub>): Emissions occur during the production and transport of fuels, such as coal and natural gas. Additional emissions are generated by livestock and agricultural land uses, as well as the decomposition of solid waste.
- Nitrous Oxide (N<sub>2</sub>O): The principal emitters include agricultural and industrial land uses and fossil fuel and waste combustion.
- Fluorinated Gases: These can be emitted during some industrial activities. Also, many of these gases are substitutes for ozone-depleting substances, such as CFC's, which have been used historically as refrigerants. Collectively, these gases are often referred to as "high global-warming potential" gases.

The primary generators of GHG emissions in the United States are electricity generation and transportation. The EPA estimates that nearly 85 percent of the nation's GHG emissions are comprised of carbon dioxide (CO<sub>2</sub>). The majority of CO<sub>2</sub> is generated by petroleum consumption associated with transportation and coal consumption associated with electricity generation. The remaining emissions are predominately the result of natural-gas consumption associated with a variety of uses.

Based on the threshold equivalents, the project, a 160-unit, 67,200-square-foot recreational storage facility, will not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. The project as proposed would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHG. Shasta County, as lead agency, would be consistent with certain practices of other lead agencies in the County and throughout the State of California.

**Mitigation/Monitoring:** None proposed.

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

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

- a) The project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The proposed uses are storage of recreational vehicles and boats and other recreational equipment. No routine transport, use, or disposal of hazardous materials is anticipated as a result of the project.

- b) The project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- d) The project is not located on a site which is included on a list of hazardous materials sites and would not create a significant hazard to the public or the environment. There is no historical evidence of any commercial activity on the site that would have used hazardous materials.
- e) The project is not located within an airport land use plan or within two miles of a public airport or public use airport.
- f) The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. A review of the project and the Shasta County and City of Anderson Multi-Jurisdictional Hazard Mitigation Plan indicates that the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. There is no emergency response plan for the project site area.
- g) The project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas, or where residences are intermixed with wildlands. The project is located in an area which is designated a VERY HIGH fire hazard severity zone. All roadways, driveways and buildings for the proposed project will be required to be constructed in accordance with the Shasta County Fire Safety Standards. These standards also require the clearing of combustible vegetation around all structures for a distance of not less than 30 feet on each side or to the property line. The California Public Resources Code Section 4291 includes a “Defensible Space” requirement of clearing 100 feet around all buildings or to the property line, whichever is less. The project site is located in the Mountain Gate Community Services District which includes the Mountain Gate Volunteer Fire Department. All development plans will be required to be reviewed and approved by the Mountain Gate Volunteer Fire Department prior to issuance of building permits.

**Mitigation/Monitoring:** None proposed.

<b>X. <u>HYDROLOGY AND WATER QUALITY:</u> Would the project:</b>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?				✓
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.				✓
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would: (i) result in substantial erosion or siltation on- or off-site; (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or (iv) impede or redirect flows?		✓		
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				✓
e) Conflict with or obstruct implementation of a water quality control plan or sustainable management plan?				✓

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

- a) A grading permit will be required for this project because development of the project would disturb over an acre of land and the project is located in a Municipal Separate Storm Sewer System (MS4) area. A Construction General Permit for Storm Water Discharges Associated with Construction and Land Disturbance activities (CGP) from the State of California Regional Water Quality Control Board will also be required. The provisions of the permit and CGP will address erosion and siltation containment on- and off-site. Through adherence to construction standards, including erosion and sediment control measures, water quality and waste discharge standards will not be violated.
- b) The project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. Water service for the project is to be provided by the Mountain Gate Community Services District. The District is responsible for review of groundwater supplies prior to approving the water supply for the project. The Mountain Gate Community Services District provided a letter for the project applicant stating that water service would be provided to the project site when the owner pays all applicable connection fees.
- c) The project would substantially alter the existing drainage pattern of the site or area in a manner which could result in substantial erosion or siltation on- or off-site. With the implementation of local MS4 district requirements and State of California Regional Water Quality Control Board requirements including a Construction General Permit for storm water discharges and Storm Water Pollution Prevention Plan the potential for substantial erosion and/or siltation on- or off-site will be reduced to a less-than-significant level. Meeting the MS4 and RWCQB Construction General Permit requirements will result in a less-than-significant impact to existing drainage facilities and the project would not substantially alter the existing drainage pattern of the site or area, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. The project would not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. The project would not substantially degrade water quality.
- d-e) The project would not risk release of pollutants in flood hazard, tsunami, or seiche zones due to project inundation, The project would not conflict with or obstruct implementation of a water quality control plan or sustainable management plan.

**Mitigation/Monitoring:** The following mitigation measures will reduce, the hydrology and water quality impacts from the project to less-than-significant level.

X.c.1 With the implementation of local MS4 district requirements and State of California Regional Water Quality Control Board requirements including a Construction General Permit for storm water discharges and Storm Water Pollution Prevention Plan the potential for substantial erosion and/or siltation on- or off-site will be reduced to a less-than-significant level.

- a) Grading and improvement plans must be issued prior to issuance of permits for structural improvements. Grading and improvement plans shall include the following documents:
  - Geotechnical study of the proposed final slope configuration
  - Soils Geotechnical Report
  - Hydrologic analysis by a qualified engineer
  - Stamped engineered grading plans
- b. Permits by Regional Water Quality Control Board (RWQCB):
  - For project disturbing more than one acre of soil, a Construction General Permit will be required. A Notice of Intent (NOI) will be required to be submitted to Shasta County with the grading and improvement plan application.
  - A Storm Water Pollution Prevention Plan (SWPPP), prepared by a qualified engineer, shall be submitted to Shasta County with the grading and improvement plan application.
- c. Projects located within a Municipal Separate Storm water Sewer System (MS4) must meet required offsets for storm water runoff of impervious surfaces. Storm water runoff offsets for impervious surfaces must be submitted with the grading and improvement plans.
  - All storm water from impervious areas such as roof tops, parking areas, and walkways shall be directed to permeable areas of the project site such as vegetated swales, landscaped areas, and/or other permeable areas of the project site.

<b>XI. LAND USE AND PLANNING</b> - Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Physically divide an established community?				✓

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

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

- a) The project does not include the creation of any road, ditch, wall, or other feature which would physically divide an established community.
- b) The project is a zone amendment from Rural Residential combined with Mobile Home and Design Review (R-R-T-DR) to Commercial Recreation (CR) for the construction and operation of a storage facility for recreational equipment, boats and RV's. The purpose of the CR zone district is to provide opportunities for the development of privately owned land for commercial recreational activities which need or utilize, and provide for the enjoyment of, the natural environment. A storage facility is a permitted use in the CR district when used for recreational equipment. The proposed RV and boat storage facility is located in close proximity to Shasta Lake and Shasta-Trinity National Forest, Lassen National Park, the Shasta and Whiskeytown National Recreation Areas, the National Forests, and other public land administered by Bureau of Land Management. The location of the project site is visible from, and has direct access to Interstate 5 which provides a convenient location and easy access for local residents and other vacationers to store boats and recreational equipment.

The CR district is consistent with all General Plan designations, including the Rural Residential A (RA) designation of the project site, when the development blends harmoniously with the surrounding natural environment. The project is consistent with similar facilities in the Mountain Gate area and will include design features and neutral color palette to more effectively blend with the natural environment. The project as proposed does not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.

**Mitigation/Monitoring:** None proposed.

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

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

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

**Mitigation/Monitoring:** None proposed.

<b>XIII. NOISE</b> - Would the project result in:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact

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

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

- a) The project would not result in a substantial permanent or temporary increase in ambient noise levels in the project vicinity above levels existing without the project. The project site is located within close vicinity of Interstate 5. The Shasta County General Plan designates the year 2020 transportation noise level in the area of the project site to be within both the 60dB and 65dB noise levels. Noise sensitive uses in this area are exposed to ambient noise levels that are generally greater than areas located further from the Interstate 5 corridor. Therefore, the project is not expected to create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The project will result in the construction of a maximum of 160 storage units which will cause temporary and periodic increases in ambient noise levels in the project vicinity. Construction activities will be limited to daylight hours between 7:00 a.m. and 7:00 p.m. and will be prohibited on Sundays and Federal holidays. There will be increased noise levels during construction, and increased noise levels caused by the daily activities of clients using the facilities. With the proposed mitigation measure, increased noise levels during construction are expected to be insignificant.
- b) The project does not include the use of equipment or conduct of activities that are commonly associated with potentially significant groundborne vibration and noise. Therefore, the project would not result in significant exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.
- c) The project is not located within the vicinity of a private airstrip or an airport land use plan, or within two miles of a public airport or public use airport.

**Mitigation/Monitoring:** With the following proposed mitigation measure, noise impacts from the project would be less-than-significant.

XIII.a.1 Construction activities shall be limited to the daylight hours between 7:00 a.m. and 7:00 p.m. and be prohibited on Sundays and Federal holidays.

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

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

- a) The project would not induce substantial unplanned population growth in an area, either directly or indirectly. The project does not

include the development of new homes or businesses, nor does it include the extension of any permanent roads or other infrastructure and would not create any new jobs. The proposed project is for construction of storage units for recreational equipment and vehicles. It is not expected to induce substantial growth in the area. Therefore, it is not expected to induce substantial growth in the area.

- b) The project would not displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere. The project does not include destruction of any existing housing.

**Mitigation/Monitoring:** None proposed.

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

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

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

**Fire Protection:** The project is located in a VERY HIGH fire hazard severity zone. A preliminary review of the project was completed by the Mountain Gate Volunteer Fire Department, and no significant additional level of fire protection has been identified as a result of this project. Construction plans will be reviewed by Mountain Gate Volunteer Fire Department to determine the location and number of fire hydrants to be installed according to the County Fire Safety Standards.

**Police Protection:** The proposed project is for the construction of storage units for recreational equipment and vehicles. The nature of the proposed project is not considered a significant impact that it would require additional sworn or non-sworn peace officers.

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

**Parks:** The County does not have a neighborhood parks system.

**Other public facilities:** The construction and operation of the proposed project for storage of recreational equipment and vehicles will not create a significant impact on public facilities.

**Mitigation/Monitoring:** None proposed.

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

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

- a) The project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- b) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project would result in construction and operation of a storage facility for recreational vehicles, boats, and other recreational equipment which typically use existing recreational facilities including rivers, lakes, forests, and other public land available for recreation in Lassen National Park, the Shasta and Whiskeytown National Recreation Areas, the National Forests, and other public land administered by the Bureau of Land Management.

**Mitigation/Monitoring:** None proposed.

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

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

- a) The project would not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The Department of Public Works has indicated that the project would not produce a significant increase in traffic. The project would not generate enough traffic to significantly reduce the volume-to-capacity ratio of adjacent roadways to a reduced level of service. The Department of Public Works reviewed the project and determined that this project would not trigger the need for a specific traffic impact analysis or significant road improvements.
- b) There is no County congestion management agency, and no level-of-service established by such an agency.
- c) The project would not substantially increase hazards due to a geometric design feature or incompatible uses.
- d) The project would not result in inadequate emergency access.

**Mitigation/Monitoring:** None proposed.

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

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

- a) The project would not cause a substantial adverse change in the significance of a tribal cultural resource as there is no evidence of historical resources at the site that are listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources; or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.

The Wintu Tribe of Northern California have requested notification of proposed projects located within the Tribe’s geographic area of traditional and cultural affiliation in accordance with Public Resources Code section 21080.3(b), also known as AB52. The project site is located within the Tribe’s geographic area of traditional and cultural affiliation, and notification was sent via certified mail to the designated Tribal Representative on April 26, 2019 and received on May 2, 2019. Consultation was not requested by a representative of the Wintu Tribe of Northern California.

Although there is no evidence to suggest that the project would result in any significant effect to historical, archeological, paleontological, or unique geologic resource, or human remains, there is always the possibility that such resources or remains could be encountered. Therefore, a condition of project approval will require that if, in the course of development, any archaeological, historical, or paleontological resources are uncovered, discovered or otherwise detected or observed, mineral exploration activities in the affected area shall cease and a qualified archaeologist shall be contacted to review the site and advise the County of the site's significance. If the findings are deemed significant by the Environmental Review Officer, appropriate mitigation shall be required.

**Mitigation/Monitoring:** None proposed.

<b>XIX. UTILITIES AND SERVICE SYSTEMS:</b> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p>a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocations of which could cause significant environmental effects?</p>				✓



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

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

- a-c) The project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. The project will be served by the Mountain Gate Community Services District. The Mountain Gate Community Services District has indicated that it has adequate capacity to serve the project without the need for construction of new water treatment facilities, or expansion of existing facilities. The project would be served by on-site septic should a caretakers quarters be built as a future phase to this project.
- d) The project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. The West Central Landfill has sufficient capacity to accommodate the additional residence and is in compliance with Federal, State, and local statutes and regulations related to solid waste.
- e) The project would comply with Federal, State, and local management and reduction statutes and regulations related to solid waste. Recycling facilities are available in the major shopping areas available to the project site.

**Mitigation/Monitoring:** None proposed.

<b>XX. WILDFIRE:</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				✓
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				✓
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				✓
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				✓

**Discussion:**

- a) A review of the project and the Shasta County and City of Anderson Multi-Jurisdictional Hazard Mitigation Plan, and the Shasta Initial Study – ZA 18-0001- Abel

County Emergency Operations Plan, indicates that the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

- b) The project is in the “VERY HIGH” fire hazard severity zone with topography on the site being predominantly flat with gentle slopes. The project would not exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.
- c) The project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- d) The project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes

**Mitigation/Monitoring:** None proposed.

<b>XXI. <u>MANDATORY FINDINGS OF SIGNIFICANCE:</u></b>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below the self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			✓	
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				✓

**Discussion:**

- a) Based on the discussion and findings in Section IV. Biological Resources, there is no evidence to support a finding that the project would have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below the self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of a rare or endangered plant or animal.

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

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

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

## INITIAL STUDY COMMENTS

PROJECT NUMBER Zone Amendment 18-0001 – Abel

### GENERAL COMMENTS:

**Special Studies:** The following project-specific studies have been completed for the proposal and will be considered as part of the record of decision for the Mitigated Negative Declaration. These studies are available for review through the Shasta County Planning Division.

1. Biological Resources Constraints and Opportunities Analysis, Gallaway Enterprises, July 31, 2017

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

1. Mountain Gate Community Services District

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

## SOURCES OF DOCUMENTATION FOR INITIAL STUDY CHECKLIST

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

### GENERAL PLAN AND ZONING

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

### ENVIRONMENTAL IMPACTS

#### I. AESTHETICS

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

#### II. AGRICULTURAL AND FORESTRY RESOURCES

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

#### III. AIR QUALITY

1. Shasta County General Plan Section, 6.5 Air Quality.
2. Northern Sacramento Valley Air Basin, 2018 Air Quality Attainment Plan.
3. Records of, or consultation with, the Shasta County Department of Resource Management, Air Quality Management District.

#### IV. BIOLOGICAL RESOURCES

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

#### V. CULTURAL RESOURCES

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

#### VI. ENERGY

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

#### VII. GEOLOGY AND SOILS

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

#### VIII. GREENHOUSE GAS EMISSIONS

1. Shasta Regional Climate Action Plan
2. California Air Pollution Control Officers Association (White Paper) CEQA & Climate Change, Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act

## **IX. HAZARDS AND HAZARDOUS MATERIALS**

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

## **X. HYDROLOGY AND WATER QUALITY**

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

## **XI. LAND USE AND PLANNING**

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

## **XII. MINERAL RESOURCES**

3. Shasta County General Plan Section 6.3 Minerals.

## **XIII. NOISE**

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

## **XIV. POPULATION AND HOUSING**

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

## **XV. PUBLIC SERVICES**

1. Shasta County General Plan, Section 7.5 Public Facilities.
2. Records of, or consultation with, the following:
  - a. Shasta County Fire Prevention Officer.
  - b. Shasta County Sheriff's Department.
  - c. Shasta County Office of Education.
  - d. Shasta County Department of Public Works.

## **XVI. RECREATION**

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

## **XVII. TRANSPORTATION/TRAFFIC**

1. Shasta County General Plan, Section 7.4 Circulation.
2. Records of, or consultation with, the following:
  - a. Shasta County Department of Public Works.
  - b. Shasta County Regional Transportation Planning Agency.
  - c. Shasta County Congestion Management Plan/Transit Development Plan.
3. Institute of Transportation Engineers, Trip Generation Rates.

## **XVIII. TRIBAL CULTURAL RESOURCES**

1. Tribal Consultation in accordance with Public Resources Code section 21080.3.1

## **XIX. UTILITIES AND SERVICE SYSTEMS**

1. Records of, or consultation with, the following:
  - a. Pacific Gas and Electric Company.
  - b. Pacific Power and Light Company.
  - c. Pacific Bell Telephone Company.
  - d. Citizens Utilities Company.
  - e. T.C.I.
  - f. Marks Cablevision.
  - g. Shasta County Department of Resource Management, Environmental Health Division.
  - h. Shasta County Department of Public Works.

**XX. WILDFIRE**

1. Office of the State Fire Marshall-CALFIRE Fire Hazard Severity Zone Maps

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

None

MITIGATION MONITORING PROGRAM (MMP)

ZA 18-0001 - ABEL

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p>III Air Quality</p> <p>III.c.1</p> <p>a. All activities associated with a building site for residential, commercial, or industrial use shall be conducted in a manner to control fugitive dust emissions through the use of dust palliative agents or the use of water to mitigate off-site impacts.</p> <p>b. The applicant shall be responsible for ensuring that all adequate dust control measures are implemented in a timely and effective manner during all phases of project development and construction.</p> <p>c. All areas (including unpaved roads) with vehicle traffic should be watered periodically or have dust palliatives applied for stabilization of dust emissions.</p> <p>d. All land clearing, grading, earth moving or excavation activities on a project shall be suspended when winds are expected to exceed 20 miles per hour.</p> <p>e. The applicant shall be responsible for applying non-toxic soil stabilizers (according to manufacturer's specifications) to all inactive construction areas (previously graded areas which remain inactive for 96 hours) in accordance with the Shasta County Grading Ordinance.</p> <p>f. Adjacent paved streets shall be swept (recommend water sweeper with reclaimed water) at the end of each day if substantial volumes of soil materials have been carried onto adjacent public paved roads from the project site.</p>	<p>Building Permit Review                      Building Inspection                      Planning Permit Review</p>	<p>Planning Division                      Building Division</p>	

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p>IV Biological Resources</p> <p>IV.d.1) In order to avoid impacts to nesting migratory birds and/or raptors protected under federal Migratory Bird Treaty Act and California Fish and Game Code Section 3503 and Section 3503.5, including their nests and eggs, one of the following shall be implemented:</p> <p>Vegetation removal and other ground-disturbance activities associated with construction shall occur between September 1 and January 31 when birds are not nesting; or</p> <p>If vegetation removal or ground disturbance activities occur during the nesting season, a pre-construction nesting survey shall be conducted by a qualified biologist to identify active nests in and adjacent to the work area. The survey shall be conducted no more than one week prior to the initiation of construction. If construction activities are delayed or suspended for more than two weeks after the pre-construction survey, the site shall be resurveyed.</p> <p>If nesting birds are found, the nest sites shall not be disturbed until after the young have fledged, as determined through additional monitoring by a qualified biologist. Further, to prevent nest abandonment and mortality of chicks and eggs, no construction activities shall occur within 500 feet of an active nest, unless a smaller buffer zone is authorized by a qualified biologist in consultation the CDFW and the USFWS (the size of the construction buffer zone may vary depending on the species of nesting birds present). A qualified biologist shall delineate the buffer zone with construction tape or pin flags that shall remain in place until the young have fledged, as determined through additional monitoring by a qualified biologist.</p> <p>The biologist shall monitor nests weekly during construction to evaluate potential nesting disturbance by construction activities. Guidance from CDFW will be requested if the nestlings within the active nest appear disturbed. The monitoring biologist shall have the authority to stop any work determined to be adversely affecting the nesting activity. The monitoring biologist shall report any “take” of active nests to CDFW.</p>			



Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p><b>X. <u>HYDROLOGY AND WATER QUALITY:</u></b></p> <p>a. All storm water from impervious areas such as roof tops, parking areas, and walkways shall be directed to permeable areas of the project site such as vegetated swales, landscaped areas, and/or other permeable areas of the project site.</p> <p>X.c.1 With the implementation of local MS4 district requirements and State of California Regional Water Quality Control Board requirements including a Construction General Permit for storm water discharges and Storm Water Pollution Prevention Plan the potential for substantial erosion and/or siltation on or off site will be reduced to less than significant.</p> <ul style="list-style-type: none"> <li>○ Grading and improvement plans must be issued prior to issuance of permits for structural improvements. Grading and improvement plans shall include the following documents: <ul style="list-style-type: none"> <li>● Geotechnical study of the proposed final slope configuration</li> <li>● Soils Geotechnical Report</li> <li>● Hydrologic analysis by a qualified engineer</li> <li>● Stamped engineered grading plans</li> </ul> </li> <li>○ Permits by Regional Water Quality Control Board (RWQCB): <ul style="list-style-type: none"> <li>● For project disturbing more than one acre of soil, a Construction General Permit will be required. A Notice of Intent (NOI) will be required to be submitted to Shasta County with the grading and improvement plan application.</li> <li>● A Storm Water Pollution Prevention Plan (SWPPP), prepared by a qualified engineer, shall be submitted to Shasta County with the grading and improvement plan application.</li> </ul> </li> <li>○ Projects located within an Municipal Separate Storm water Sewer System (MS4) must meet required offsets for storm water runoff of impervious surfaces. Storm</li> </ul>	<p>Building Permit Review Building Inspection Planning Permit Review</p>	<p>Planning Division Building Division</p>	

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p>water runoff offsets for impervious surfaces must be submitted with the grading and improvement plans.</p> <ul style="list-style-type: none"> <li>All storm water from impervious areas such as roof tops, parking areas, and walkways shall be directed to permeable areas of the project site such as vegetated swales, landscaped areas, and/or other permeable areas of the project site.</li> </ul>			
<p>XIII Noise</p> <p>XIII.a.1 Construction activities shall be limited to the daylight hours between 7:00 a.m. and 7:00 p.m. and be prohibited on Sundays and Federal holidays.</p>	<p>Building Permit Review Building Inspection Planning Permit Review</p>	<p>Planning Division Building Division</p>	