

ENVIRONMENTAL INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

Zone Amendment 21-0001 & Use Permit 21-0001
(LW Holdings, LLC)

December 2, 2021

ENVIRONMENTAL INITIAL STUDY &
MITIGATED NEGATIVE DECLARATION
WITH
References and Documentation

Prepared by
SHASTA COUNTY DEPARTMENT OF RESOURCE MANAGEMENT
PLANNING DIVISION
1855 Placer Street, Suite 103
Redding, California 96001

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

- 1. Project Title:**
Zone Amendment 21-0001 and Use Permit 21-0001 (LW Holdings, LLC)
- 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:**
Luis A. Topete, Associate Planner, (530) 225-5532
- 4. Project Location:**
The project site consists of the 5.66-acre former North Woods Discovery School property located in the Mountain Gate area at 14732 Bass Drive, Redding, CA 96003, approximately 0.1 miles southeast of the intersection of Bass Drive and Wonderland Boulevard (Assessor's Parcel Numbers 307-170-012 & 307-170-013).
- 5. Applicant Name and Address:**
LW Holdings, LLC
3492 Greenstone Place
Redding, CA 96001
- 6. General Plan Designation:**
Rural Residential A combined with Mining Resource Buffer (RA-MRB) and Mixed Use combined with Mining Resource Buffer (MU-MRB)
- 7. Zoning:**
Mixed Use combined with Mineral Resource Buffer (MU-MRB) and Public Facilities combined with Mineral Resource Buffer (PF-MRB)
- 8. Description of Project:**
The proposal consists of amending the zoning of Assessor's Parcel Number 307-170-013 from Public Facilities combined with Mineral Resource Buffer (PF-MRB) to Mixed Use combined with Mineral Resource Buffer (MU-MRB) and a use permit to redevelop the project site into a recreational vehicle, boat, and mini-storage facility comprised of fourteen buildings for approximately 53,862 square feet of storage space. The proposal includes repurposing four buildings, demolishing three buildings, and constructing ten new buildings containing a total of 216 storage spaces ranging in size from 187 to 480 square feet. The proposal also includes a 1,140-square-foot office/caretaker's residence, grading to prepare the site for improvements, paving for parking and drive aisles, landscaping, drainage improvements, fencing, abandonment of an onsite sewage disposal system, installation of an onsite wastewater treatment system, and other ancillary onsite improvements.
- 9. Surrounding Land Uses and Setting:**
There are seven existing buildings onsite, four which would be repurposed, and three that would be demolished. The southern parcel (Assessor's Parcel Number 307-170-013) is where most of the existing development is located, including six buildings, paved parking and drive aisles, and pavement for basketball courts and other play areas. The northern parcel (Assessor's Parcel Number 307-170-012) consists mostly of an open grass field with minimal pavement and one existing building to be removed.

There are 53 oak trees on the project site, primarily located around the perimeter, with some trees interspersed within the project site at the south end. As proposed, 47 oak trees would be retained and 6 would be removed. Spring Branch Creek runs along the western edge of the project site. The topography of the site is predominantly level, with small undulations, ranging from an approximate elevation of 903 to 915 feet above sea level.

The project is adjacent to a mobile home park to the north and east. There is an undeveloped lot to the northeast in the Mixed Use (MU) zone district. A recreational vehicle, boat, and mini-storage facility is located to the southeast. Single family residences are located to the south and west. A Union Pacific Railroad line is located approximately 800 feet northwest of the project site, Interstate 5 is located approximately 520 feet to the east, and the Falkenbury Quarry is approximately 0.4 miles to the north.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

California Regional Water Quality Control Board
Shasta County Department of Public Works

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, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

In accordance with Public Resources Code (PRC) Section 21080.3.1, the Wintu Tribe of Northern California & Toyon Wintu Center (Tribe) filed and Shasta County received a request for formal notification of proposed projects within an area of Shasta County that is traditionally and culturally affiliated with the Tribe. Pursuant to PRC §21080.3.1, the Department of Resource Management sent a certified letter to notify the Tribe that the project was under review and to provide the Tribe 30 days from the receipt of the letter to request consultation on the project in writing. To date, no response has been received.

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 21080.3.2.) 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.

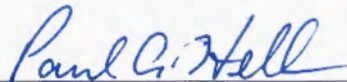
Copies of the Initial Study and related materials and documentation may be obtained at the Planning Division of the Department of Resource Management, 1855 Placer Street, Suite 103, Redding, CA 96001. Contact Luis A. Topete, Associate Planner, at (530) 225-5532.



Luis A. Topete
Associate Planner

12/02/2021

Date



Paul A. Hellman
Director of Resource Management

12/2/21

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. AESTHETICS: 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 publicly 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) The project would not result in any adverse effect on a scenic vista. A scenic vista is generally defined as a publicly accessible viewpoint that provides expansive views of a highly valued landscape. The project site is relatively level and views from surrounding areas are largely obscured by the existing tree canopy and varied topography of the surrounding area. The only publicly accessible viewpoints of the project site are from Bass Drive. There is no view of the project site which includes a scenic vista and the project would not visually obstruct a scenic vista.
- b) The project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway. The project site is in the Mountain Gate area approximately 520 feet west of Interstate 5 (I-5). This segment of I-5 is not within a designated scenic corridor and is the southern boundary of a portion of I-5 that is eligible for scenic highway designation by the State of California and the natural environment is dominant. However, the proposed project would not be visible to travelers along the highway. The corridor is forested, and the project site has limited visibility through the trees and existing development in the vicinity that provides screening of the project site from the highway. The project site is adjacent to a mobile home park to the north and east. A recreational vehicle, boat, and mini-storage facility is located to the southeast that is adjacent to and visible from I-5. Single family residences are located to the south and west. The proposed project is consistent with surrounding uses and would be not be visible from the highway.
- c) The project would not substantially degrade the existing visual character or quality of the site and its surroundings. The project site is in an area with existing development on all sides. As discussed above, the proposed project would not be visible from the I-5 corridor. There are no public trails in the vicinity with views of the project site. The only public road from which the project site is visible is Bass Drive. Current views from Bass Drive are of the existing development of the previous North Woods Discovery School, consisting of buildings, fencing and the parking lot. Buildings visible from Bass Drive would be repurposed as part of the proposed project. New buildings and fencing would be visible from Bass Drive but would be similar in visual character and quality to the existing onsite development and to the existing recreational vehicle, boat, and mini-storage facility located to the southeast.
- 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 all lighting to be designed and located so as to confine direct lighting to the premises and directs that a light source shall not shine upon or illuminate directly on any surface other than the area required to be lighted and that no lighting shall be of the type or in a location such that constitutes a hazard to vehicular traffic, either on private property or on abutting streets. Shasta County standard use permit conditions require the use of non-reflective construction materials. Compliance with these requirements would be confirmed through the review of building plans submitted with the building permit applications and approved the Shasta County Planning Division prior to issuance of the building permits.

Mitigation/Monitoring: None proposed.

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<p>II. <u>AGRICULTURE AND FORESTRY RESOURCES:</u> 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:</p>	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 (Farmland) on the map titled Shasta County Important Farmland 2016. The project site is classified as “Other Land” and “Urban and Built-Up Land.”
- 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 timberland zoned Timberland Production (as defined by Government Code section 51104(g)). The project site and surrounding properties are 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) Neither the project site nor the surrounding parcels are classified Farmland or used for agricultural production. The project would have no effect on Farmland in the region. The project would not result in any other changes in the existing environment that could

result in conversion of Farmland to non- agricultural use, or conversion of forest land to non-forest use.

Mitigation/Monitoring: None proposed.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to 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, observations on the project site and in the vicinity, the following findings can be made:

a-b) The NSVPA Air Quality Attainment Plan (2018) designates Shasta County as an area of Nonattainment with respect to the ozone California ambient air quality standards. Nitrogen oxides (NOx) are a group of highly reactive gasses and are also known as "oxides of nitrogen." Because NOx is an ingredient in the formation of ozone, it is referred to as an ozone precursor. NOx is emitted from combustion sources such as cars, trucks and buses, power plants, and off-road equipment. Construction equipment and activities associated with making proposed improvements would generate air contaminants, including oxides of nitrogen (NOx), reactive organic gases (ROG), carbon dioxide (CO2) and particulate matter (PM10), in the form of engine exhaust and fugitive dust

During construction the operation of gas- and diesel-powered off-road equipment would be the primary sources of air contaminants, including engine emissions and fugitive dust. The bulk of air contaminants from these sources would be emitted during the site preparation phase of the construction project from activities such as grading and excavation for utilities, the on-site wastewater treatment system, stormwater detention basin, and building footings. Other potential sources of air contaminants during construction could include application of architectural coatings and the use of adhesives and sealants. However, the emissions emitted during construction would be limited and temporary.

The project does not include any stationary source of air contaminants. During operations vehicular traffic generated by the facility would be the primary source of air contaminants. A commercial storage facility for recreational vehicles, boats, and mini-storage with approximately 53,862 square feet of storage space would be expected to generate an average of 81 vehicle trips per day during a weekday and 103 vehicle trips per day during the weekend. This is not a significant increase in traffic from the previous land use which has a higher average rate of vehicle trip generation than the proposed land use. The project is consistent with the air quality attainment plan.

The Shasta County General Plan requires Standard Mitigation Measures and Best Available Mitigation Measures on all discretionary land use applications as recommended by the Shasta County Air Quality Management District (SCAQMD) in order to mitigate both direct and indirect emissions of non-attainment pollutants and all activities at the site would be subject to applicable SCAQMD rules governing air quality. Application of this requirement and compliance with SCAQMD rules in combination with the limited scope of improvements and limited operational daily vehicle trips will not 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 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.

Therefore, the project would not conflict with or obstruct implementation of the Northern Sacramento Valley Planning Area (NSVPA) 2018 Triennial Air Quality Attainment Plan for Northern Sacramento Valley Air Basin as adopted by Shasta County, or any other applicable air quality plan.

c-d) The project site is adjacent to a mobile home park to the north and east, with single family residences are located to the south and west. During construction, the proposed project presents the potential for generation of objectionable odors in the form of diesel exhaust in the immediate vicinity of the site. However, these emissions are short-term in nature and will rapidly dissipate and be diluted by the atmosphere downwind of the emission sources. Additionally, odors would be localized and generally confined to the construction area. 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.

Mitigation/Monitoring: None proposed.

IV. BIOLOGICAL RESOURCES: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Have a substantial effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and 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, the following findings can be made:

a) California Natural Diversity Database (CNDDDB) indicates known occurrences of foothill yellow legged frog (*Rana boylei*) on the project site in 1945. Spring Branch Creek runs along the western edge of the project site. Notes in the occurrence record indicate that foothill yellow legged frog is since extirpated from the vicinity. An informal consultation letter was sent to the California Department of Fish and Wildlife (CDFW) prior to the preparation of the initial study. No concerns were expressed regarding the foothill yellow legged frog. The project site has existing development, including seven existing buildings, paved parking, drive aisles, and pavement for basketball courts and other play areas, and even the open field area on the north parcel has been disturbed in the past. Substantial earth moving, recontouring, grading and tree removal are evident. There is little natural habitat uninfluenced by human activity left on the site. Therefore, it is unlikely that this species would be present at the project site and no habitat for foothill yellow legged frog would be impacted by the project. Spring Branch Creek would not be disturbed.

There are 53 oak trees on the project site, primarily located around the perimeter, with some trees interspersed within the project site at the south end. As proposed, 47 oak trees would be retained and 6 would be removed. These trees may provide habitat for nesting birds, including bird and raptor species that are protected under Fish and Game Code sections 3503 and 3503.5. If birds are nesting in these trees during construction, they could be directly or indirectly impacted through the removal of individual trees and/or through audio or visual disturbance from project related construction activities.

Trees that contain cavities, crevices and/or exfoliated bark have high potential to be used by various bat species. If removal or disturbance of trees identified to have roost structure will occur during the bat maternity season, when young are non-volant (March 1 – Aug 31), or during the bat hibernacula (November 1 – March 1), when bats have limited ability to safely relocate roosts, it could cause a significant impact to bats through direct mortality during the roost removal.

With the mitigation measures being proposed, the project would have a less-than-significant impact 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) The project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Spring Branch Creek runs along the western edge of the project site. However, the proposed project does not propose any construction activity within the creek and would not disturb or impact Spring Branch Creek. There is no other sensitive natural community on the project site or in the project area.
- c) There are no vernal pools or wetlands identified on the subject property based on the Vernal Pools, Wetlands, and Waterways Map of Shasta County prepared by the Geographic Information Center, California State University, Chico, on August 24, 1996 and no indication of the presence of vernal pools or wetlands within the property. Soils at the project site consist of Auburn loam, 0 to 8 percent slopes. This soil types is not considered hydric soil. The project site has existing development, with the southern portion of the project site being where most of the existing development is located. The northern portion of the project site consists mostly of an open grass field, which has been historically disturbed, with minimal pavement and one existing building to be removed. There is little natural habitat uninfluenced by human activity left on the site.
- d) Spring Branch Creek runs along the western edge of the project site. However, the proposed project does not propose any construction activity within the creek and would not disturb or impact Spring Branch Creek. The project site is not known to be a migratory corridor for resident or migratory wildlife and due to its location in an urbanized with existing development onsite and in the project vicinity is not considered attractive or conducive to significant wildlife movement. The project site is not known to be a native wildlife nursery site. Therefore, the project would not impact the movement of any native resident or migratory fish or wildlife species, interfere with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- e) The project site is not an oak woodland but there are 53 oak trees on the project site, primarily located around the perimeter, with some trees interspersed within the project site at the south end. As proposed, 47 oak trees would be retained and 6 would be removed. Shasta County encourages the retention of native vegetation where feasible. Shasta County Board of Supervisors' Resolution No. 95-157 provides guidance regarding use and protection of oak trees on a voluntary basis. Impacts would be less-than-significant.
- f) There are no adopted Habitat Conservation Plan, Natural Community, Conservation Plan, or other approved local, regional, or State habitat conservation plans for the project site or project area.

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

Nesting Birds and/or Raptors

- IV.a.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:
 - a. Vegetation removal and other ground-disturbance activities associated with construction shall occur between September 1 and January 31 when birds are not nesting; or
 - b. If vegetation removal or ground disturbance activities occur during the nesting season (February 1 through August 31), a pre-construction nesting survey shall be conducted by a qualified biologist within 14 days of vegetation removal or

construction activities. If an active nest is located during the preconstruction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the Department of Fish and Wildlife (CDFW). No vegetation removal or construction activities shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the pre-construction surveys shall be sent electronically to CDFW at R1CEQARedding@wildlife.ca.gov.

Bats

IV.a.2) In order to avoid impacts to bats, the following shall be implemented:

- a. Conduct removal and disturbance of trees outside of the bat maternity season and bat hibernacula (September 1 to October 31).
- b. If removal or disturbance of trees will occur during the bat maternity season, when young are non-volant (March 1 - August 31), or during the bat hibernacula (November 1 - March 1), large trees (those greater than 5 inches in diameter) shall be thoroughly surveyed for cavities, crevices, and/or exfoliated bark that may have high potential to be used by bats within 14 days of tree removal or disturbance. The survey shall be conducted by a qualified biologist or arborist familiar with these features to determine if tree features and habitat elements are present. Trees with features potentially suitable for bat roosting should be clearly marked prior to removal and humane evictions must be conducted by or under the supervision of a biologist with specific experience conducting exclusions. Humane exclusions could consist of a two-day tree removal process whereby the non-habitat trees and brush are removed along with certain tree limbs on the first day and the remainder of the tree on the second day.

<u>V. CULTURAL RESOURCES</u> – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?				✓
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				✓
c) Disturb any human remains, including those interred outside of formal cemeteries?				✓

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, and a Cultural Resources Inventory Survey prepared by Genesis Society (2021), the following findings can be made:

a-b) The project would not cause a substantial adverse change in the significance of a historical or archeological resource pursuant to §15064.5. No evidence of prehistoric use or occupation was observed within the project site. Additionally, the site is not considered eligible/significant per any evaluation criteria, and therefore does not qualify as a significant historical resource, or a unique archeological resource. Based on the specific findings detailed in the Cultural Resources Inventory Survey, no significant historical resources, or unique archeological resources are located within the project site.

Although there is no evidence to suggest that the project would result in any significant effect to archaeological, historical, or paleontological resources, there is always the possibility that such resources 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.

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 and delivered to the designated Tribal Representative. Consultation was not requested by a representative of the Wintu Tribe of Northern California within 30 days of its receipt of the notification.

Pursuant to California Health and Safety Code Section 7050.5, in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site until the coroner has determined if the remains are subject to his or her authority. If the coroner determines that human remains are not subject to his or her authority and recognizes or has reason to believe the remains to be those of a Native American, he or she shall contact the NAHC within 24 hours.

Mitigation/Monitoring: None proposed.

<u>VI. ENERGY</u> – 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, 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 construction, there would be 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 the project’s construction to the extent feasible, and project construction would not result in a wasteful or inefficient use of energy. During operation of the completed project, there are no unusual project characteristics or processes that would require the use of equipment that would be more energy intensive than is used for comparable projects.
- 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. The project is a consumer and end user of electricity and fuel. It is assumed that electricity consumed by the project would be provided by the applicable service provider in accordance with state renewable energy plans. At the local level, the County’s Building Division enforces, and the project would conform with the applicable requirements of the Energy Efficiency Standards and Green Building Standards in Title 24.

Mitigation/Monitoring: None proposed.

<u>VII. GEOLOGY AND SOILS</u> – 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"> 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 			✓	

<u>VII. GEOLOGY AND SOILS</u> – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
fault? Refer to Division of Mines and Geology Special Publications 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?				
b) Result in substantial soil erosion or the loss of topsoil?				✓
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site 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, observations on the project site and in the vicinity, the following findings can be made:

a) The project would not directly or indirectly cause 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 Zoning Maps for Shasta County, there is no known earthquake fault on the project site.

ii) Strong seismic ground shaking;

There are no known earthquake faults in the vicinity of the project site. According to the Shasta County General Plan Section 5.1, Shasta County has a low level of historic seismic activity. The entire County is in Seismic Design Category D. According to the Seismic Hazards Assessment for the City of Redding, California, prepared by Woodward Clyde, dated July 6, 1995, the most significant earthquake at the project site may be a background (random) North American crustal event up to 6.5 on the Richter scale at distances of 10 to 20 km. All structures shall be constructed according to the seismic requirements of the currently adopted Building Code (CBC). In addition, a soils report would be required for the project that would determine the expansive potential of site soils and provide recommendations for site preparation and construction methods. Compliance with these CBC standards and soils report recommendations would ensure that the structures and associated improvements are designed and constructed to withstand expected seismic activity and associated potential hazards.

iii) Seismic-related ground failure, including liquefaction;

According to the California Department of Conservation, the project site and surrounding area are not designated as earthquake hazard zones indicating that there is a low risk of ground failures during seismic activity including fault rupture, liquefaction, and landslide. The project site is located in the South Central Region (SCR), which is identified as an area of potential liquefaction in Section 5.1 of the Shasta County General Plan. The currently adopted 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. There is no evidence of seismic-related

ground failure, including liquefaction on or near the project site.

iv) Landslides.

The project site has relatively flat topography, the region is at low risk of seismic-induced landslide according to the California Department of Conservation, and the project site is not located at the top or toe of any significant slope. There is no evidence of landslides on the subject property or the surrounding area.

b) The project would not result in substantial soil erosion or the loss of topsoil.

The project would not result in substantial soil erosion or the loss of topsoil. The project site is flat. Soils at the project site consist of Auburn loam, 0 to 8 percent slopes (AnB). The Soil Survey of Shasta County, completed by the United States Department of Agriculture, Soil Conservation Service and Forest Service in August, 1974, indicates this soil type has a hazard of erosion ranging from slight to moderate. A grading permit is required prior to any grading activities. The grading permit includes requirements for erosion and sediment control, including retention of topsoil. In addition, because the project would involve the disturbance of more than one acre of land a state Construction General Permit (CGP) is required for the project. The CGP would require the implementation of storm water pollution controls during construction and post construction. The requirements would also address erosion and sediment control.

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 ranging from an approximate elevation of 903 to 915 feet above mean sea level. According to the Shasta County General Plan Section 5.1, Shasta County has a low level of historic seismic activity. The project site was developed several decades ago with the existing school facilities and there is no indication of instability of the underlying soil. 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. Furthermore, all structures shall be constructed according to the seismic requirements of the currently adopted Building Code. A geotechnical report is required to be submitted with building plans that would address any geotechnical deficiencies.

d) The site soils are not described as expansive soils in the “Soil Survey of Shasta County.” Auburn loam, 0 to 8 percent slopes (AnB) soils are considered to have low shrink-swell (expansive) potential. The California Building Standards Code enforced by Shasta County requires a soils report be prepared and submitted with building permit applications that would determine the expansive potential of site soils and provide recommendations for site preparation and construction methods. The report must be prepared by a California Licensed Engineer and would adequately address soil conditions at the site.

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 soils on the project site have been tested for wastewater treatment and have demonstrated compliance with adopted sewage disposal criteria.

f) The entire property has been subjected to ground disturbance associated with development of the property for the existing school facilities. Substantial earth moving, recontouring, grading and tree removal are evident. Upon review of the Minerals Element of the General Plan, there is no evidence to suggest that the project would directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Mitigation/Monitoring: None proposed.

VIII. GREENHOUSE GAS EMISSIONS: 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, 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. In 2016, SB 32 and its companion bill AB 197 amended Health and Safety Code Division 25.5, establishing a new climate pollution reduction target of 40 percent below 1990 levels by 2030.

California Senate Bill (SB) 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 County has historically utilized 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. 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 (CO₂):** 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 (CH₄):** 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 (N₂O):** 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 (CO₂). The majority of CO₂ 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.

Operational emissions from the proposed project would be significantly less than the quantitative non-zero project-specific thresholds described above. The scope of the proposed project improvements will not involve a significant number of equipment hours to complete and would not generate significant traffic volumes during construction. All off-road equipment used during construction would be in conformance with applicable emissions standards. Post-construction, the commercial storage facility for recreational vehicles, boats, and mini-storage is not expected to generate significant GHG emissions. As noted previously, a storage facility of the proposed size (53,862 square-feet of storage space) would be expected to generate an average of 81 vehicle trips per day during a weekday and 103 vehicle trips per day during the weekend. This is not a significant increase in traffic from the previous land use which has a higher average rate of vehicle trip generation than the proposed land use. The project is a consumer and end user of electricity and fuel. It is assumed that electricity consumed by the project would be provided by the applicable service provider in accordance with state renewable energy plans and that vehicles used by the project would conform with state regulations and plans regarding fuel efficiency. Therefore, the project is not expected to generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, nor would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Mitigation/Monitoring: None proposed.

IX. HAZARDS AND HAZARDOUS MATERIALS: 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				✓

IX. HAZARDS AND HAZARDOUS MATERIALS: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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, observations on the project site and in the vicinity, the following findings can be made:

- a-b) The project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Nor would the project 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. Hazardous materials such as industrial fuels, oils, hydraulic fluids, lubricants and solvents may be stored at the site during construction. Businesses storing hazardous materials (including hazardous waste) or extremely hazardous substances at reportable quantities, are required to prepare and submit a Hazardous Materials Business Plan (HMBP) to the Shasta County Environmental Health Division. A hazardous substance is reportable if stored at or above 55 gallons for liquids; 200 cubic feet for compressed gas; or 500 pounds for solids. The purpose of the Hazardous Materials Business Plan (HMBP) program is to prevent or minimize harm to public health and the environment from a release or threatened release of a hazardous material. Shasta County standard use permit recommendations for storage facilities open to the public prohibit the storage of hazardous materials in reportable quantities.
- 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. There are no existing or proposed schools within one-quarter mile of the project site.
- d) The project is not located on a site which is included on a list of hazardous materials sites compiled by the California Department of Toxic Substances Control pursuant to Government Code Section 65962.5.
- 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 proposed improvements would be constructed within an existing developed property and would not involve any alterations to surrounding roads. Further, the project would not add a substantial number of new vehicle trips on local roadways or Interstate 5. A review of the project and the Shasta County and City of Anderson Multi-Jurisdictional Hazard Mitigation Plan, and the Shasta 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.
- g) The project is located in an area designated as “Very High” fire hazard severity zone and within a State Responsibility Area. However, the project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. Vegetation within the project site consists primarily of an open grass field on the northern lot with trees located around the perimeter of the property, with some trees interspersed within the project site at the south end. The majority of these trees would be retained. The open grass field will be substantially replaced with hardscape improvements including the proposed metal storage buildings and paved driveways. The project would include an office/caretaker’s residence, however the proposed use of a recreational vehicle, boat, and mini-storage facility would not have a large number of people frequenting the site at any given time. There would be no changes to existing site access points and all improvements would be constructed in accordance with the Fire Safety Standards. The project site is located within the Mountain Gate Fire Protection District and all development plans will require their review and approval prior to issuance of building permits.

Mitigation/Monitoring: None proposed.

X. <u>HYDROLOGY AND WATER QUALITY:</u> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements 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, observations on the project site and in the vicinity, and Preliminary MS-4 Calculations and Preliminary Storm Drain Detention Calculations prepared by Whitson Engineering (2021), the following findings can be made:

a) The project is located in a Municipal Separate Storm Sewer System (MS-4) area and is therefore subject to the requirements of Shasta County’s Storm Water Quality Management and Discharge Control Ordinance. The ordinance requires the implementation of construction and post-construction BMPs that control the discharge of pollutants to the County storm water conveyance system or receiving waters to the maximum extent practical. A Shasta County grading permit will be required for this project. Because the project involves land disturbance of one acre or more, 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 (RWQCB) will also be required. The provisions of the CGP would address construction and post construction storm water pollution. Through adherence to the provisions of the County MS4 and grading ordinances and the CGP water quality and waste discharge standards will not be violated. Nor would surface or ground water quality be otherwise substantially degraded. Therefore, the project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.

b) The project would not substantially deplete groundwater supplies. 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 stating that they will provide water service subject to the payment of all applicable connection fees. The proposed storage facility is not a high-water demand use.

The project involves the conversion of an open grass field to impervious surface area. Stormwater from impervious surfaces would be conveyed to a detention basin / bioretention cell. Some stormwater generated by the project may infiltrate the soil while it is detained within the basin as post construction runoff hydrology is required to match preconstruction runoff hydrology. Therefore, the project is not expected to substantially interfere with ground water recharge.

c) The project site is approximately 5.66 acres in size. The estimated pre-development impervious area is approximately 1.89 acres, and 1.76 acres of new impervious surfaces is proposed, for an estimated post-development impervious area of 3.65 acres.

Consequently, the project would increase the rate and volume of stormwater discharge from the project. To reduce the potential for downstream flooding as a result of these increases, and in accordance with MS-4 requirements, the applicant proposes to detain stormwater on-site and provide controls so that post construction runoff hydrology does not exceed preconstruction runoff hydrology. A detention basin / bioretention cell is proposed at the southwest corner of the project site. Site contours would be engineered, along with concrete valley gutters, catch basins, storm drains and landscaping to control the flow of stormwater and direct stormwater to the proposed detention basin / bioretention cell. Stormwater detention and controlled discharge would minimize peak flows from the project during a rain event. Design calculations prepared by Whitson Engineering indicate that the proposed facilities would reduce post-development peak flows from the property so as not to exceed pre-development peak flows for the 10, 25 and 100-year rain events. Therefore, as proposed the project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site or create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems. County MS4 and RWCQB Construction General Permit requirements address erosion control. Compliance with these requirements would ensure the project does not result in substantial erosion or siltation on- or off-site.

- d) The project is not in a flood hazard, tsunami, or seiche zone. The project is located just south of Shasta Lake, but east of Shasta Dam and not within the dam failure inundation area of Shasta Dam or any other local dams (Division of Safety of Dams 2021).
- e) Through adherence to construction standards, the provisions of the required grading permit, including erosion and sediment control measures, compliance with MS-4 requirements and requirements of the CGP, the project would not conflict with or obstruct implementation of a water quality control plan or sustainable management plan.

Mitigation/Monitoring: None proposed.

XI. LAND USE AND PLANNING - 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) 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, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not physically divide an established community. The proposed project improvements would be constructed within a currently developed property and would not divide or impede access within the surrounding area. 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 would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. The General Plan designation of the parcels are Rural Residential A combined with Mining Resource Buffer (RA-MRB) and Mixed Use combined with Mining Resource Buffer (MU-MRB). The zoning of the parcels is Mixed Use combined with Mineral Resource Buffer (MU-MRB) and Public Facilities combined with Mineral Resource Buffer (PF-MRB). The MRB district is intended to be combined with any principal district to protect existing mining operations which are long-term by creating a buffer on land within up to one-half mile of MR-zoned mining operation sites. Falkenbury Quarry is approximately 0.4 miles to the north.

The proposal consists of amending the zoning of Assessor’s Parcel Number 307-170-013 from Public Facilities combined with Mineral Resource Buffer (PF-MRB) to Mixed Use combined with Mineral Resource Buffer (MU-MRB) and a use permit to redevelop the project site into a recreational vehicle, boat, and mini-storage facility. The purpose of the MU zone district is to provide for a variety of residential, commercial and light industrial uses that will not cause odors, noise, visual or other adverse impacts. A storage facility is a permitted use in the MU zone district, subject to the approval of a use permit.

Although the majority of the northern parcel, and roughly half of the southern parcel, are in the RA-MRB General Plan land use designation, the purpose of official General Plan land use maps is to show the geographic application of General Plan policies. Use of official General Plan land use maps in this manner must respect the limitations of these maps with regard to their precision and level of detail. Before a General Plan map is given direct regulatory effect, it must first be translated into a map, usually a Zoning Plan map, with precise, legally definable boundaries. The starting point in translating a General Plan map into a legally definable boundary is the Plan itself. Based on this guidance given by the General Plan, the County, through the 1989 countywide rezoning (Zone Amendment 39-89), interpreted the MU General Plan policies as applicable to the northern lot and placed Assessor’s Parcel Number 307-170-012 in the MU zone district. Therefore, the request to rezone the southern parcel currently in the PF-MRB zone district to MU-MRB is consistent with the General Plan. The project is consistent with similar facilities in the Mountain Gate area and 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.

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

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

- a) There are no known mineral resources of regional value located on the project site. 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.
- 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.

<u>XIII. NOISE</u> – 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, 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 approximately 800 feet southeast of a Union Pacific railroad line and within approximately 520 feet west of Interstate 5. The Shasta County General Plan designates the year 2020 transportation noise level on the south half of the project site to be within the 60 decibel (dB) noise contour as shown in General Plan Table N-II. 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 and the Union Pacific railroad line. 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. Project related construction activities will result in temporary and periodic increases in ambient noise levels in the project vicinity. Where there are residences nearby the noise levels generated by construction activities at the project site would temporarily increase ambient noise levels in the vicinity of the project. Due to the short duration of construction and the application of a standard condition that is applied by the County as a matter of practice that prohibits construction on weekends and holidays in the vicinity of residences or other noise sensitive

receptors, the temporary increase in ambient noise levels in the vicinity of the project is expected to be less-than-significant.

Shasta County General Plan Policy N-a specifies that new development of noise-sensitive land uses will not be permitted in areas exposed to existing or projected noise levels from transportation-related sources which exceed the levels specified in Table N-IV unless the project design includes effective mitigation measures to reduce both exterior and interior noise levels to satisfy the requirements in Table N-IV. However, per Table N-IV, the noise level standards identified do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

- b) The project would not result in the generation of excessive groundborne vibration or groundborne noise levels. Vibration attenuates rapidly with distance. The construction and operation of the project would not involve equipment or activities that could generate perceptible vibrations. The project does not include the use of equipment or conduct of activities that are commonly associated with potentially significant groundborne vibration and noise.
- 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: None proposed.

<u>XIV. POPULATION AND HOUSING</u> - 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, 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. If the manager or caretaker of the facility is hired from out of the area the resulting population growth would be approximately three persons and would therefore not be substantial. The facility may employ employees to cover hours/days during which the on-site manager or caretaker is not available. There is potential that these employees may be from out of the area, but the number of such employees would be nominal. The project would not induce substantial population growth through the development of new homes, the extension of any permanent roads or other infrastructure, and/or the creation of a substantial number of new jobs.
- b) The project does not include the demolition of any existing housing.

Mitigation/Monitoring: None proposed.

<u>XV. PUBLIC SERVICES:</u> 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 Initial Study – ZA21-0001 & UP21-0001 – LW Holdings, LLC

project, observations on the project site and in the vicinity, the following findings can be made:

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

Fire Protection

The project is located in an area which is designated as a “Very High” fire hazard severity zone and within a State Responsibility Area. The property receives fire protection services from the Mountain Gate Fire Protection District. A preliminary review of the project was completed by the District, and no significant additional level of fire protection has been identified as necessary to serve this project. Construction plans will be reviewed by the District to determine the location and number of fire hydrants to be installed according to Fire Safety Standards.

Police Protection

The County has a total of 165 sworn and 69 non-sworn County peace officers (Sheriff’s deputies) for a population of 66,858 (2020 U.S. Census) persons in the unincorporated area of Shasta County. That is a ratio of one officer per 286 persons. The project could result in a nominal number of new employees some of whom may be from out of the area. Population growth from the project, if any, would not be substantial enough to warrant a substantial number of additional sworn or non-sworn peace officers resulting in the need for new or physically altered governmental facilities.

The Shasta County Sheriff’s Office provided informal consultation comments on the project. The comments indicated that similar businesses within their jurisdiction have been the target of petty theft, vandalism, burglary, and other crimes. While the Sheriff has not indicated this concern would warrant any additional sworn or non-sworn peace officers that would result in new or physically altered governmental facilities or need for new or physically altered governmental facilities, it did recommend the applicant install surveillance systems and alarms as a deterrent and to aid in investigation should the business be the target of a crime.

Schools

The project would add a negligible number of new jobs at the project site and would not be expected to directly or indirectly generate any new school enrollments or otherwise affect schools. Potential impacts to schools will be mitigated through the payment of applicable development impact fees prior to the issuance of a Certificate of Occupancy.

Parks

The project is located in the unincorporated portion of Shasta County which does not have a formal park and recreation program normally found within incorporated cities.

Other public facilities

Potential impacts to general government services, public health, the library system, animal control, and the roadway system will be mitigated through the payment of applicable development impact fees prior to the issuance of a Certificate of Occupancy.

Mitigation/Monitoring: None proposed.

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

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

- a) The 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. The County does not have a neighborhood or

regional parks system or other recreational facilities.

- b) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. School facilities are typically used for sports and recreation. The City of Redding also has a number of recreational facilities. In addition, there are tens of thousands of acres of 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 Bureau of Land Management.

Mitigation/Monitoring: None proposed.

XVII. TRANSPORTATION: 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 or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)?			✓	
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, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not conflict with a program, ordinance or policy establishing measures of effectiveness for the performance of addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. The property would continue to be accessed from Bass Drive. As detailed under Section III (Air Quality), the project would be expected to generate an average of 81 vehicle trips per day during a weekday and 103 vehicle trips per day during the weekend. This is not a significant increase in traffic from the previous land use which has a higher average rate of vehicle trip generation than the proposed land use. The project would not generate enough traffic to significantly reduce the volume-to-capacity ratio of adjacent roadways to a reduced level of service. Upon review, the Shasta County Department of Public Works did not recommend any roadway improvements. Bass Drive is not identified as being within any existing or proposed bikeway. The project is consistent with the Shasta County General Plan Circulation Element policies for transit and pedestrian bicycle modes, the 2010 Shasta County Bikeway Plan, and with the Regional Transportation Plan.
- b) The project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). Senate Bill (SB) 743 of 2013 (CEQA Guidelines Section 15064.3 et seq.) established a change in the metric to be applied in determining transportation impacts associated with development projects. Rather than the delay-based criteria associated with a Level of Service (LOS) analysis, the change in vehicle miles traveled (VMT) as a result of a project is now the basis for determining CEQA impacts with respect to transportation and traffic. As of the date of this analysis, the County of Shasta has not yet adopted thresholds of significance related to VMT. As a result, the project related VMT impacts were assessed based on guidance provided by the California Governor’s Office of Planning and Research (OPR) in the publication Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory, 2018. Pursuant to the Governor’s Office of Planning and Research’s December 2018 Technical Advisory on Evaluating Transportation Impacts in CEQA, this project would be considered a small project, generating or attracting fewer than 110 trips per day, and is therefore assumed to have a less than significant impact.
- c) The project would not substantially increase hazards due to a geometric design feature or incompatible uses. The project proposes to remove one of the existing access encroachments and retain only one encroachment on Bass Drive for ingress and egress. The site plan shows compliance with the minimum turning radius identified in the County’s parking standards. As proposed, the project does not contain any geometric design features that would increase hazards. Further, the land use proposed would be compatible with surrounding land uses, as seen by the existing recreational vehicle, boat, and mini-storage facility located to the southeast.
- d) The project would not result in inadequate emergency access. The access driveway would be designed to comply with County Code and inspected by the Mountain Gate Fire Protection District to ensure adequate emergency access. The project has been reviewed by the Mountain Gate Fire Protection District which has determined that the project, as proposed, would provide adequate emergency access.

Mitigation/Monitoring: None proposed.

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XVIII. TRIBAL CULTURAL RESOURCES: 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, observations on the project site and in the vicinity, and a Cultural Resources Inventory Survey prepared by Genesis Society (2021), 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.

In accordance with Public Resources Code (PRC) Section 21080.3.1, the Wintu Tribe of Northern California & Toyon Wintu Center (Tribe) filed and Shasta County received a request for formal notification of proposed projects within an area of Shasta County that is traditionally and culturally affiliated with the Tribe. Pursuant to PRC §21080.3.1, the Department of Resource Management sent a certified letter to notify the Tribe that the project was under review and to provide the Tribe 30 days from the receipt of the letter to request consultation on the project in writing. To date, no response has been received. In addition, consultation was undertaken with the Native American Heritage Commission (NAHC) in the matter of sacred land listings for the property. An information request letter was delivered to the NAHC on April 30, 2021. The NAHC responded with a letter dated May 20, 2021, indicating that a search of their Sacred Lands files returned negative results.

Mitigation/Monitoring: None proposed.

XIX. UTILITIES AND SERVICE SYSTEMS: 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>			✓	
<p>b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?</p>				✓

XIX. UTILITIES AND SERVICE SYSTEMS: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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, observations on the project site and in the vicinity, the following findings can be made:

- a) The project would not require or result in the relocation or construction of new or expanded water, wastewater treatment facilities or expansion of existing storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocations of which could cause significant environmental effects. A permit to install an onsite wastewater treatment system (OWTS) shall be obtained from the Shasta County Environmental Health Division. Any constructed OWTS shall comply with the Shasta County Local Agency Management Program and section 8.41 of the Shasta County Code. The project would result in the construction of new on-site stormwater facilities. The environmental impacts from construction of these facilities, including but not limited to dust, noise, biological and cultural resources, etc. have been discussed in the applicable section above. No significant impacts as a result of the construction of the proposed OWTS and stormwater facilities were identified.
- b) 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.
- c) The project would be served by onsite wastewater treatment system (OWTS). An existing sewage disposal system that served the existing school facilities will be replaced with an OWTS in a new location and sized appropriately to serve the proposed office/caretaker's residence. An OWTS permit from the Shasta County Environmental Health Division is required to be approved and issued prior to construction of the replacement system.
- 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 project would be served the West Central Landfill which has sufficient permitted capacity to accommodate the project's solid waste disposal needs.
- e) The project would comply with Federal, State, and local management and reduction statutes and regulations related to solid waste.

Mitigation/Monitoring: None proposed.

XX. WILDFIRE: 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				✓

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

- a) The project would not substantially impair an adopted emergency response plan or emergency evacuation plan. The proposed improvements would be constructed within an existing developed property and would not result in any changes to local roads that would affect how evacuation plans may be implemented or that would impede access for emergency response vehicles in the area. The project would not necessitate new or expanded evacuation routes. Further, no lane closures or other road obstructions would occur during the project construction phase. The project would not affect implementation of the Shasta County and City of Anderson Multi-Jurisdictional Hazard Mitigation Plan or the Shasta County Emergency Operations Plan.
- b) The project is in the “Very High” fire hazard severity zone with topography on the site being predominantly flat. The proposed project would not alter the topography, modify or redirect prevailing winds or include significant sources of potential ignition that would significantly 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. The topography of the site is relatively flat. Project development would require a grading permit and compliance with all provisions of the permit which would address erosion. In addition, the project will disturb more than an acre of land. Therefore, the applicant will also be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and obtain a General Construction Storm Water Permit (GCP) from the State of California Regional Water Quality Control Board. The SWPPP and GCP would include specific erosion control measures and monitoring requirements. Soil will be stabilized and stormwater runoff will be controlled by use of construction BMPs.

Mitigation/Monitoring: None proposed.

XIX. <u>MANDATORY FINDINGS OF SIGNIFICANCE:</u>	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 evidence to support a finding that the project could 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. With the incorporation of mitigation measures into the project specified in Section IV. Biological Resources, the impacts will be less-than-significant.

Based on the discussion and findings in Section V. Cultural Resources, there is 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 from the project would be less than significant. See the attached Mitigation Monitoring Program (MMP) for a complete listing of the proposed mitigation measures, timing/implementation of the measures, and enforcement/monitoring agent(s).

INITIAL STUDY COMMENTS

PROJECT NUMBER ZA21-0001 & UP21-0001 (LW Holdings, LLC)

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. Cultural Resources Inventory Survey, Genesis Society, May 7, 2021.
2. Preliminary MS-4 Calculations, Whitson Engineering, October 18, 2021.
3. Preliminary Storm Drain Detention Calculations, Whitson Engineering, August 19, 2021.

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 Mitigated 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. None.

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

SOURCES OF DOCUMENTATION FOR INITIAL STUDY CHECKLIST

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

GENERAL PLAN AND ZONING

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

ENVIRONMENTAL IMPACTS

I. AESTHETICS

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

II. AGRICULTURAL 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

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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)
FOR ZA21-0001 & UP21-0001**

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p>IV. Biological Resources</p> <p><u>Nesting Birds and/or Raptors</u></p> <p>IV.a.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> <ul style="list-style-type: none"> a. Vegetation removal and other ground-disturbance activities associated with construction shall occur between September 1 and January 31 when birds are not nesting; or b. If vegetation removal or ground disturbance activities occur during the nesting season (February 1 through August 31), a pre-construction nesting survey shall be conducted by a qualified biologist within 14 days of vegetation removal or construction activities. If an active nest is located during the preconstruction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the Department of Fish and Wildlife (CDFW). No vegetation removal or construction activities shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the pre-construction surveys shall be sent electronically to CDFW at R1CEQARedding@wildlife.ca.gov. 	<p>Prior to issuance of Grading Permit.</p>	<p>Resource Management, Planning Division / California Department of Fish and Wildlife</p>	

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
<p><u>Bats</u></p> <p>IV.a.2) In order to avoid impacts to bats, the following shall be implemented:</p> <ul style="list-style-type: none"> a. Conduct removal and disturbance of trees outside of the bat maternity season and bat hibernacula (September 1 to October 31). b. If removal or disturbance of trees will occur during the bat maternity season, when young are non-volant (March 1 - August 31), or during the bat hibernacula (November 1 - March 1), large trees (those greater than 5 inches in diameter) shall be thoroughly surveyed for cavities, crevices, and/or exfoliated bark that may have high potential to be used by bats within 14 days of tree removal or disturbance. The survey shall be conducted by a qualified biologist or arborist familiar with these features to determine if tree features and habitat elements are present. Trees with features potentially suitable for bat roosting should be clearly marked prior to removal and humane evictions must be conducted by or under the supervision of a biologist with specific experience conducting exclusions. Humane exclusions could consist of a two-day tree removal process whereby the non-habitat trees and brush are removed along with certain tree limbs on the first day and the remainder of the tree on the second day. 	<p>Prior to issuance of Grading Permit.</p>	<p>Resource Management, Planning Division / California Department of Fish and Wildlife</p>	