

REVISED  
ENVIRONMENTAL  
INITIAL STUDY &  
NEGATIVE DECLARATION

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Use Permit 15-001  
Salido Family Living Trust  
dba  
Exodus Farms  
aka  
Exodus Farms Ministry

September 6, 2019 (SCH#2019099009)  
Revised June 3, 2022

ENVIRONMENTAL INITIAL STUDY &  
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 & NEGATIVE DECLARATION**

- 1. Project Title:**  
Use Permit 15-001 (Salido)
- 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:**  
Lio Salazar, Associate Planner, (530) 225-5532
- 4. Project Location:**  
The project is located at 6411 Park Ridge Drive in South Redding, approximately 0.5 miles south of the intersection of Dersch Road and Park Ridge Drive.
- 5. Applicant Name and Address:**  
Salido Family Living Trust  
dba Exodus Farms  
6411 Park Ridge Drive  
Anderson, CA 96007
- 6. Specific Plan Designation:**  
One-Dwelling Unit/2 Acres (1/2 AC)
- 7. Zoning:**  
Rural Residential-Airport Specific Plan (R-R-ASP)
- 8. Description of Project:**  

The project is a use permit ~~for to legalize~~ an existing non-profit ~~at risk children's~~ equestrian program ~~and an existing horse boarding facility~~, that provides its services completely free of charge to children who have been negatively affected by adverse childhood experiences (ACEs), ~~an exception~~ exceptions from fire safety setback and ~~yard zoning height~~ standards for an existing ~~25-foot tall~~ 7,680-square-foot horse barn ~~that is approximately 24 feet tall and located approximately 18 feet from the eastern property line~~, ~~an exceptions~~ from fire safety setback requirements for existing 1,920-square-foot ~~horse stables~~ covered horse stalls; and existing 1,024-square-foot ~~covered horse stalls~~ ramada covering two horse stalls which are located approximately 25 feet and 20 feet from the eastern lot line, respectively, ~~an exception from height standards for the horse barn~~, and an exception from zoning standards for off-street parking areas ~~standards for surfacing~~ which require asphalt paving for parking areas containing five or more parking spaces.

The existing ~~uses have~~ equestrian program has been determined similar in character and impact to both a private non-profit education facility, which is defined as a "public use" in the Shasta County zoning code, and a commercial riding stable and academy. Public uses are permissible in ~~the~~ all zone districts with approval of a use permit. A commercial riding stable and academy are permissible in the R-R-ASP zone district with approval of a use permit. The R-R zone district provides that uses determined similar in character and impact to a use listed in said zone district are permissible uses therein. Approval of ~~the~~ a use permit ~~and requested exceptions for the equestrian~~

program, as a use similar in character and impact as a public use and commercial riding stable and academy and/or as a public use, would bring the existing non-profit at-risk children's equestrian program into compliance with zoning requirements. The requested exceptions are permissible subject to approval of a fire safety setback exception in accordance with the Shasta County Development Standards and approval of a use permit in accordance with the Shasta County zoning code.

The existing equestrian program is currently operating in violation of the Shasta County Zoning Plan for lack of an approved use permit. If the requested use permit is approved, issuance of the use permit and compliance with the conditions thereof would bring the existing riding program into compliance with zoning land use requirements and establish the conditions under which the uses may be conducted going forward.

In *Fat v. County of Sacramento* (2002), 97 Cal.App.4th 1270, (citing *Riverwatch v. County of San Diego* (1999) 76 Cal.App.4th 1428) the court found that the County's preparation of a negative declaration was not erroneous because it was based on the existing environmental setting that included previously constructed unlawful uses. The court in *Riverwatch* stated that "in general preparation of an EIR is not the appropriate forum for determining the nature and consequences of prior conduct of a project applicant." *Riverwatch* at 1452. In other words, the level of activity and associated environmental impacts resulting from the illegal establishment of a land use may be considered baseline conditions against which the significance of project impacts should be considered.

Therefore, the baseline conditions for this project include the level of activity and associated environmental impacts in existence on May 12, 2015, at which time an early consultation project referral was sent to potential trustee, responsible, and interested agencies to inform them of the proposed use permit application and solicit responses regarding potential CEQA related concerns. Additionally, any past physical changes to the environment that have resulted from continued expansion of operations since May 12, 2015 that are not recommended to be rectified in a manner that would result in new physical impacts to the environment are also considered baseline conditions for the analysis contained herein (i.e. an area disturbed by grading activity or vegetation removal that is not proposed to be corrected, rehabilitated, or restored in a manner that would result in physical changes to the environment as part of the project such as from corrective grading or revegetation activities). Finally, physical changes to the environment that have resulted from continued expansion of operations in conflict with the requirements of the Shasta County Zoning Plan since May 12, 2015 that could result in cumulative or indirect impacts on the environment are not considered part of the baseline conditions and for the purposes of this project and analysis have been considered in analyzing and determining the significance of environmental impacts from the project.

As of May 12, 2015, the applicant indicated that the program served 50 to 60 children and that there were 12 to 15 horses kept at the facility and used in the program and an additional 8 horses kept at the facility as boarders. The level of activity and associated environmental impacts of regular program operations to serve this number of children, including the use of volunteers for program management and property maintenance activities, parent sessions, wrangler training, deliveries, waste production and management, etc. were commensurate with the scope and scale of operations at the time.

At full attendance, The program currently serves approximately 60 to 75 children (participants) a week, almost half of the participants which are referred to the program by various non-profit and public social service agencies, including County agencies. The remainder are referred to the program by interested family members, schools, or therapists and counseling services. All program visits to the property are by invitation and appointment only. The participants go through an interview process before being accepted into the program. Children who participate in the program are provided horsemanship training, including familiarization with horse tack and riding technique; participate in animal husbandry tasks, including cleaning outside pens, raking, washing watering tubs, watering, or other supportive tasks; and partake in socialization activities both on-site and off-site, including parades and other community events. All participants are brought to the site by a social worker, care-giver caregiver, or family member who remains on site, is responsible for the participant while on site, and takes the participant home after the session is ended.

The riding program is managed by the property owner and staffed by eight to twelve volunteers at a time. ~~Between twelve and fifteen~~ Seventeen horses that have been rescued from abuse, neglect, or abandonment and six leader's horses are used for the riding program and stabled at the property. There are also one donkey and four mini horses kept at the property and used in the program. No outside horses are trailered to the property for use in the program, ~~neither either~~ by volunteers or participants. ~~Currently, eight horses unrelated to program activities are boarded at the site, but the applicant has indicated that boarding is proposed to cease by the end of 2019. At any given time, there are up to 23 horses at the facility.~~

Program sessions are offered ~~on Tuesdays, Wednesdays, Thursdays and Saturdays~~ Tuesday, Wednesday, Thursday, and Saturday. Winter weekday program hours of operation are ~~from 2:30 p.m. to 6:30 p.m. 3:15 to 6:30 p.m. per weekday~~ with two program sessions taking place between ~~4:00 p.m. and 6:00 p.m. 3:45 and 6:15 p.m.~~ Summer weekday program hours of operation are ~~from 8:00 a.m. to 11:30 a.m. 8:15 to 11:30 a.m.~~ with two program sessions taking place between ~~9:00 a.m. and 11:00 a.m. 8:45 and 11:15 a.m.~~ Saturday program hours of operation for both summer and winter are from ~~8:30 8:15 a.m. to 12:30 p.m.~~ with three program sessions taking place between ~~9:00 a.m. and 12:00 p.m. 8:45 to 12:15 p.m.~~ The program takes three 6-week breaks ~~of one to one and a half months~~ throughout the year (usually in May, mid-August to mid-September, and Thanksgiving through New Year's Year's Day). The program also takes 1 to 2 weeks off for Spring Break. During breaks and outside of program hours, volunteers may come to the property occasionally to care for and exercise the horses and clean and maintain the property. The owners/founders of the existing equestrian program are retired and reside at the property and do not desire or plan to expand program operations beyond the current approximately 13 hours per week and 34 weeks per year dedicated to program.

Eight to twelve volunteers arrive prior to the start of the program session to retrieve ~~the horses~~ and prepare ~~them at outside tying stations for riding the horses~~. Volunteers also stay after the program session has ended to untack horses and return them to pasture, corral, or stable. ~~Typically, Two to eight~~ nine children typically participate in each session which ~~consists of an~~ is approximately 45-minute ride, husbandry tasks, and socialization activities one hour. All session activities ~~would be~~ are conducted outdoors.

~~During the four program days, the equestrian program generates approximately 20 to 32 vehicle trips and requires space to park approximately 10 to 16 vehicles. The program receives approximately three deliveries of hay and two deliveries of stable shavings annually which would equate to 10 tractor trailer trips. Horses are typically attended on-site by a mobile large animal vet and may occasionally be transported to a local veterinary facility in the event that a test or procedure cannot be performed on-site. Boarders will occasionally visit the site to care for and/or ride their horses, resulting in approximately 30 trips per week, but as noted above, boarding will be phased out by the end of 2019. Extracurricular activities would generate approximately 40 to 50 vehicle trips and require space to park approximately 20 to 25 vehicles.~~

Exodus Farms hosts Giving Tuesday Open House annually with up to 50 guests. All other fundraising events are held off site. In addition, Exodus Farms hosts 6 to 14 special activities per year, including for example up to 6 Pioneer High School volunteer days, a Shasta Head Start Preschool field trip, a Turtle Bay Class field trip, and up to 6 volunteer appreciation days per year. None of these events to exceed 50 people per event and conclude by 6:00 p.m.

Assuming participants in these activities arrive one per vehicle, events named in above paragraph would generate approximately up to 100 one-way vehicle trips per event (two one-way vehicle trips equals one visit to the property) and require space to park up to 50 vehicles on road-based parking areas within the property (off-street). Assuming program volunteers and participants arrive one per vehicle and that 25 percent of the drivers drop off/pick-up a participant on program days, volunteers and participants generate from 26 to 69 vehicle trips per day and require space to park approximately 10 to 21 vehicles on Tuesday, Wednesday, and Thursday. On Saturday, volunteers and participants would generate approximately 31 to 92 vehicle trips and with no additional parking needs. Vehicle trips

generated by program participants alone would total approximately 45 to 203 vehicle trips per week. In addition to the approximately 64 to 96 volunteer trips per week generated on program days, volunteers would generate approximately 4 additional vehicle trips on Sundays and Mondays for a total of approximately 68 to 100 volunteer vehicle trips per week. Therefore, program and special activities are conservatively estimated to generate approximately 7,232 to 13,702 vehicle trips annually based on a 34-week program schedule. The majority of these vehicle trips are made by smaller passenger vehicles and light trucks but on occasion may be made by larger vehicles such as a large passenger van and/or school buses with sizes ranging from short (20-25 ft. long), medium (25-35 ft. long) and/or full size (35+ feet long).

Extracurricular Volunteers provide key services for Exodus Farms. Volunteers are used to help with morning chores and feeding, landscape maintenance and general handyman and building maintenance. Between two and eight volunteers may be onsite from 7:30 a.m. to noon Tuesday through Saturday with an additional two volunteers at any given time on the same days; depending on the work being done and the health care needed for the Exodus herd some of these volunteers would be the same that run program sessions. On Sunday and Monday, when program activities do not take place, only one to two volunteers are onsite to fulfill basic horse care needs. Assuming that 75 percent of these volunteers are also on site to run the program, volunteer farm, grounds, and herd maintenance, generates approximately 306 to 1,224 vehicle trips annually. There may be up to two wrangler (volunteer) trainings per year during regularly scheduled sessions. Wrangler trainings generate 8 to 36 vehicle trips annually. An annual volunteer training occurs on a Saturday in September and generates 16 to 60 vehicle trips. No more than once a month, larger volunteer groups of 10 to 15 people may be present to complete larger projects, such as brush clearing, fence painting, etc. These volunteer workdays would generate approximately 120 to 180 vehicle trips annually. Land/building maintenance, horse upkeep, brush and property clearing, etc. are necessary work for the responsible upkeep of a farm property and will continue to take place regardless of program activities ~~include occasional gatherings of program families for a barbeque or other special social activity; and fundraising events, including barbeques and site tours for supporters of the riding program. Special social activities typically occur 4 to 6 times annually and fundraising events 1 to 2 times annually. Extracurricular activities may occur on a program session day and/or off days. Special social activities and fundraising events would typically be attended by up to 50 people.~~

The program receives three deliveries of hay and two deliveries of stable shavings annually which would equate to 10 tractor-trailer trips. Manure and bed shavings are piled for composting. A tractor is used to regularly turn/aerate the compost piles. Compost is used periodically removed from the property for use off-site based on demand. That which is not removed from the site is used on-site in garden beds and spread on the riding track that encircles the pastures. Typically, there is greater off-site demand in early spring than in fall or winter. Manure is removed by appointment only, typically in small pickup trucks. Manure removal generates 10 to 20 trips March through June and 8 to 10 trips during September to November. Horses are typically provided medical attention on-site. Additional vehicle trips are generated by mobile large animal vet visits to the property and when horses occasionally need to be transported to a local veterinary facility if a test or procedure cannot be performed on-site. The program also generates occasional trips associated with the delivery of program related goods and services. Annual program related vehicle trips for veterinary visits and deliveries are estimated to number approximately 50 vehicle trips per year. If the requested use permit is not approved, the delivery of hay and stable shavings will continue, as would trips associated with veterinary care, and those of friends and neighbors would continue to visit the property to assist the owner with maintenance of the herd and property maintenance. With the addition of the vehicle trips described above, the project is conservatively estimated to currently generate approximately 7,760 to 15,292 vehicle trips annually. Approximately 80 percent of the trips currently generated by the project were being generated prior to May 12, 2015.

The owners live on site, and ~~occasionally~~ have friends and family members over for private personal activities that are ~~accessory to their residential use of the property and~~ totally unrelated to the program and as such would not be subject to the necessity of or regulated by the requested use permit, including but not limited to K-9 training for their personal law enforcement friends, bonfires, friends riding, BBQ's, etc.

If the use permit is approved, the applicant would continue to use existing improvements that, ~~for the most part, predate the applicant's ownership of the property and/or use of the property for the program, including cross-fenced pastures, an existing dirt riding path that encircles the cross-fenced pastures and other dirt riding paths, cross-fenced corrals and arena, a round pen, a 7,680-square-foot horse barn, 1920-square-foot horse stables covered horse stalls, a 1,602-square-foot hay barn, a 1,536-square-foot equipment storage building, a 1,024-square-foot covered horse stalls ramada covering two horse stalls, a 578-square-foot horse wash/grooming station, and gravel driveways/parking areas. Per the applicant, based on their knowledge of the original owners' documents, all existing improvements were put in place between 1976 and 1978. According to the applicant, the original owner of the property, Mr. Bodman, used the property for equestrian activities, including the breeding, sales, training, and lessons and kept an average of 30 head of horses, including 5 stallions until 1991 when Mr. Bodman passed away. The farm and grounds are maintained by the property owner and volunteers.~~

Project recommendations include construction of a new approximately 500-foot access to be constructed over an existing road easement located approximately 1,300 feet south of the intersection of Dersch Road and Park Ridge Drive, an expanded or new on-site sewage disposal system, improvement of new and/or reconditioning of existing gravel driveways/parking areas, and, if necessary, minor improvements to bring existing water systems and buildings into compliance with health and building code requirements.

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

The project site is a flat 12.78-acre parcel that is developed with a one-family residence and equestrian facilities. Vegetation at the property consists of grasses and scattered native and ornamental landscape trees and shrubs. The Park Ridge Drive neighborhood is situated on a flat plateau above the Sacramento River. Parcels to the north, east, south and west are range from approximately one to four acres in size. All adjacent parcels are developed with one-family residences.

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

Shasta County Environmental Health Division  
State of California Regional Water Quality Control Board

**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 2016, the application was deemed complete by limitation in accordance with Government Code section 95943(b), prior to the adoption of requirements specified in Public Resources Code (PRC) section 21080.3.1 and, specifically, PRC section 21080.3.1(d) requiring the formal notification necessary for implementation of the requirements of PRC sections 21080.3.1(e) and 21080.3.1(b). Therefore, the provisions of Public Resources Code section 21080.3.1 are not applicable.

**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 Lio Salazar, Senior Planner at (530) 225-5532.

## REVISIONS

In response to comments received during the public review period, to address changes to project operations, and for clarity and to correct typographical errors, revisions have been made to this document; these revisions are denoted by ~~striethrough~~ and underline. Pursuant to the provisions of CEQA Guidelines section 15073.5(c), recirculation of this document is not required as a result of these revisions; however, in the interest of full disclosure this document will be recirculated for public review and comment.




Lio Salazar, AICP  
Planning Division Manager



Date



Paul A. Hellman  
Director of Resource Management



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.

<b>I. AESTHETICS:</b> Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			✓	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				✓
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a 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) There is no recognized scenic vista and/or unique scenic vista that can be observed in the foreground or background of the project site as when viewed from public vantage points in the vicinity. The existing horse barn exceeds the 20-foot maximum-height standard for accessory buildings located within 50 feet of a property line but does not obstruct a scenic vista. The project does not include any substantial new improvements or buildings. All program activities occur at ground level. Therefore, the project would not visually obstruct or result in any significant adverse effect on a scenic vista.
- b) The project site is not visible from a designated State scenic highway.
- c) The project does not include any substantial new improvements or buildings. The existing visual character of the project site would not change. The visual character of development in the vicinity varies, but for the most part is residential and/or agricultural in nature. Many properties in the vicinity are developed for residential and/or agricultural use.

The project site is a significant distance from and/or not visible from public vantage points on Clear View Drive to the west and Dersch Road to the north. Vantage points along Park Ridge Drive, a private road, are similar in character to views of other properties from Park Ridge Road, including the general characteristic of visible or partially obscured residential and agricultural accessory buildings to the front, rear, and side of residential main buildings; visible or partially obscured pastures, corrals, perimeter and cross-fencing, and other agricultural improvements; visible or partially obscured horses and other livestock; and visible or partially obscured recreational and utility equipment, such as utility and horse trailers, recreational vehicles, boats, and/or other items stored outdoors. Several properties in the vicinity of the project site have residential and/or agricultural accessory buildings that are located within the standard 30-foot yard (setback).

Therefore, existing improvements at the project site are consistent with the existing visual character and quality of the site and its surroundings and approval of the requested setback exceptions would not substantially degrade the existing character and quality of the site and its surroundings.

- d) Program activities occur primarily during the day and ~~may at times~~ extend past dusk during winter months. ~~Extracurricular Program related special~~ activities ~~may at times~~ occur after dark as well. Existing lighting at the property is adequate for program and extracurricular activities. No new lighting is proposed. The project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in a non-urbanized area.

**Mitigation/Monitoring:** None proposed.

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

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

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

**Mitigation/Monitoring:** None proposed.

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

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

a,b,c) Construction equipment, maintenance equipment, and program improvements and activities would emit criteria pollutants, including ozone (O<sub>3</sub>), carbon monoxide (CO), sulfur oxides (SO<sub>x</sub>), nitrogen oxides (NO<sub>x</sub>) and fugitive dust. If the use permit is approved equestrian related activities and improvements, and grounds maintenance would continue to produce fugitive dust and emissions from vehicle trips to the property and small engines. The project is conservatively estimated to currently generate approximately 7,334 to 13,878 vehicle trips annually. Approximately 80 percent of the trips currently generated by the project were being generated prior to May 12, 2015 (see project description above). The project would generate approximately 32 vehicle trips per day, four days per week, and approximately 30 vehicle trips per week associated with horse boarding for a total of approximately 158 vehicle trips per week. Additional vehicle trips would include occasional trips associated with program related deliveries, veterinary visits, an, up to 8 times annually, approximately 50 vehicle trips generated by extracurricular activities. As noted previously, horse boarding is being gradually phased out. The project will not generate a substantial increase in traffic relative to the approximately 400 trips per day or 2,800 trips per week that would be expected to be generated by residential uses in the vicinity (based on International Traffic Engineers Manual estimates for single family detached residential uses on parcels averaging 3 to 6 acres in size). Construction activities associated with the recommended project improvements would be of limited scope and duration. Ongoing emissions from vehicle trips to the project site, grounds maintenance, and horsemanship activities would be nominal. The increase in the number of vehicle trips generated by the project after May 12, 2015 and potential increase in vehicle trips during construction of the new driveway access recommend for the project would not be substantial relative to the amount of traffic relative to the approximately 470 trips per day, 3,920 trips per week, or 145,600 one way trips annually that are estimated to be generated by the approximately 47 residences that use Park Ridge Road for access (based on International Traffic Engineers Manual estimates for single-family detached residential uses in an area with an average residential density of 3-6 dwelling units per acre).

Emissions from the project would be mitigated by the application of Standard Mitigation Measures applicable to all discretionary land use projects in accordance with Shasta County General Plan policy AQ-2f and through continued dust abatement practices employed by the applicant, including grooming of the round pen and riding track, and daily watering of the round pen. Therefore, the project would not conflict with or obstruct implementation of the 2018 Attainment Plan for Northern Sacramento Valley Air Basin as adopted by Shasta County, or any other applicable air quality plan; violate any air quality standards, contribute substantially to an existing or projected air quality violation or contribute a considerable net increase of any criteria pollutant, including ozone, ozone pre-cursors or PM<sub>10</sub> (particulate matter), the pollutants for which the Northern Sacramento Valley Air Basin is in non-attainment under the applicable State ambient air quality standard.

d) There are approximately thirty one-family residences located within approximately 1000 feet of the center of the project site with eight of these residences located within approximately 500 feet of the center of the project site. However, as described above, the increase in traffic generated after May 12, 2015 would not be substantial and construction activities associated with the recommended project improvements would be of limited scope and duration. Therefore, substantial pollutant concentrations are

not anticipated as a result of the project. Existing pollutant concentrations related to horsemanship activities are considered baseline conditions for determining the environmental impacts of the project but would be expected to decline as a result of the application of Standard Mitigation Measures applicable to all discretionary land use projects in accordance with Shasta County General Plan policy AQ-2f

- e) As noted above, there are sensitive receptors located in the vicinity of the project site. The Riding stables and academies, and other agricultural uses may generate odors that some find objectionable. In general, odor control is accomplished through good housekeeping. Currently, manure and bedding is removed from all areas daily and aerated weekly by tractor and sold to various gardeners, farmers, and landscapers.

The property is, by right, capable of supporting, ~~allowed~~ the husbandry up to 25 large animals (horse, mule, steer, or similar sized animal) provided the animals are kept in a clean and sanitary condition. Staff has visited the site and found conditions at the property to be clean and sanitary. No odor issues were observed during the site visit. Nor is staff aware of any documented issues related to conditions in which the animals are kept.

As of May 12, 2015, 23 horses were kept at the property. Pursuant to the R-R zone district regulations, up to 27 large animals and/or large animal equivalents are permitted to be kept at the property by right (one large animal and/or equivalent per half acre). Currently, 23 horses are kept at the property, including 17 horses that have been rescued from abuse, neglect, or abandonment are used for the riding program and as well as 6 leader's horses stabled at the property. Additionally, there are currently one donkey (a large animal) and four miniature horses (three miniature horses would be equivalent to one large animal). No outside horses are trailered to the property for use in the program, either by volunteers or participants. Therefore, there are currently approximately 25 large animals and/or large animal equivalents kept at the property. A recommended condition of approval would limit the number of livestock animals kept at the property to 27 large animals and/or large animal equivalents, which is equal to the number permissible by right for the property. Odors generated by the project would be consistent with odors ~~The use is not generating odors in excess of what would~~ normally be expected from animal husbandry activities allowed by right. The standard conditions of approval for the use permit will recommended the applicant provide a manure and odor management plan to document current manure and odor management measures and identify additional measures to address any unforeseen odor issues that may arise.

**Mitigation/Monitoring:** None proposed.

IV. <b><u>BIOLOGICAL RESOURCES:</u></b> 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 of 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?				✓

IV. <b><u>BIOLOGICAL RESOURCES:</u></b> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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) The California Natural Diversity Database shows occurrences of bank swallow and special status wetland/vernal pool plants and animals within one-mile of the project site. However, no 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 the U.S. Fish and Wildlife Service have been identified on the project site. Neither is there any suitable bank swallow habitat present on the project site. The ponding frequency class of the predominate soil type ~~a at the~~ property (Red Bluff loam 0 to 3 percent slopes, MLRA 17, moist - CA607 Map Unit) is “none.”

There is little, if any, natural habitat uninfluenced by human activity left on the project site. The project site is subject to ongoing and frequent disturbance from residential and program related activities and grounds maintenance. The project does not include any substantial new improvements. Disturbance related to minor improvements required by the use permit would occur within areas that have already been substantially disturbed and are subject to ongoing disturbance.

Therefore, the project would not 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) The project site is located near the confluence of Stillwater Creek and the Sacramento River and occurrences of Great Valley Cottonwood Riparian Forest natural communities, but there is no riparian habitat or other sensitive natural community on the project site.

The project site is subject to ongoing and frequent disturbance from residential and program related activities and grounds maintenance. The project does not include any substantial new improvements. Disturbance related to minor improvements required by the use permit would occur within areas that have already been substantially disturbed and are subject to ongoing disturbance.

Therefore, the project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local of regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

- c) There are wetlands located within one-mile of the project site, but there are no wetlands known to be present on the project site or in the immediate vicinity. The flooding and ponding frequency class of the predominate soil type at the property (Red Bluff loam 0 to 3 percent slopes, MLRA 17, moist - CA607 Map Unit) is identified as “none” and is noted as not hydric in soil information derived from the United States Department of Agriculture (USDA) Web Soil Survey.

The project site is subject to ongoing and frequent disturbance from residential and program related activities and grounds maintenance. The project does not include any substantial new improvements. Disturbance related to minor improvements required by the use permit would occur within areas that have already been substantially disturbed and which are subject to ongoing disturbance.

Therefore, the project would not cause 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) The project does not include tree removal, any substantial new improvements, or any improvements or activities that would impede the movement of fish species. Disturbance related to minor improvements required by the use permit would occur within areas that have already been substantially disturbed and which are subject to ongoing disturbance.

Therefore, the project would not interfere with any native resident or migratory fish or wildlife species, nor impede the use of native wildlife nursery sites.

- e) Shasta County Board of Supervisors (BOS) Resolution No. 95-157 provides guidance regarding use and protection of oak trees on a voluntary basis. The project does not include any removal of oak trees and would therefore not be inconsistent with BOS guidance. Therefore, the project would not conflict with any ordinances or policies which protect biological resources.
- 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:** None proposed.

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

- a,b) The project does not include any substantial new improvements. Disturbance related to minor improvements required by the use permit would occur within areas that have already been substantially disturbed and which are subject to ongoing disturbance. Minor improvements required by the use permit would not involve substantial excavation and any necessary excavation would be near surface. Therefore, the project would not cause a substantial adverse change in the significance of an historical or archeological resource.
- c) The project site is not on or adjacent to any known cemetery or burial area. Therefore, there is no evidence to suggest that the project would disturb any human remains.

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

**Mitigation/Monitoring:** None proposed.

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

**Discussion:** Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, 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 of the recommended improvements and/or construction activities needed to bring existing buildings and systems into compliance with applicable codes there would be a temporary consumption of energy resources required for the movement of equipment and materials. Compliance with local, State, and federal regulations (e.g., limit engine idling times, requirement for the recycling of construction debris, etc.) would reduce and/or minimize short-term energy demand during 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. Furthermore, through compliance with applicable requirements and/or regulations of the 2016 California Code of Regulations, Title 24, Part 6 – California Energy Code, new construction would be consistent with State reduction policies and strategies, and would not consume energy resources in a wasteful or inefficient manner.

- b) The project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. State and local agencies regulate the use and consumption of energy through various methods and programs. As a result of the passage of Assembly Bill 32 (AB 32) (the California Global Warming Solutions Act of 2006) which seeks to reduce the effects of Greenhouse Gas (GHG) Emissions, a majority of the state regulations are intended to reduce energy use and GHG emissions. These include, among others, California Code of Regulations, Title 24, Part 6 – California Energy Code, and the California Code of Regulations, Title 24, Part 11– California Green Building Standards Code (CALGreen). At the local level, the City's Building Division enforces the applicable requirements of the Energy Efficiency Standards and Green Building Standards in Title 24.

**Mitigation/Monitoring:** None proposed.

<b><u>VII. GEOLOGY AND SOILS</u></b> – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> <li>i) Rupture of a known earthquake, fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publications 42.</li> <li>ii) Strong seismic ground shaking?</li> </ul>			✓	



<b><u>VII. GEOLOGY AND SOILS</u></b> – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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, iii) Strong seismic ground shaking; and seismic-related ground failure, including liquefaction;

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 for which a building permit is required shall be constructed according to the seismic requirements of the currently adopted Building Code. The use of any existing agricultural buildings determined to be exempt from the requirement to obtain building permit may not be frequented by the public, including through the use of said buildings for purposes other than storage farm implements or supplies, hay, grain, poultry, livestock, or other horticultural products and the retrieval of said stored items.

- iv) Landslides.

The project site is not at the top or toe of any slope.

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

The Soil Survey of Shasta County, completed by the United States Department of Agriculture, Soil Conservation Service and Forest Service in August, 1974, identified the soils in the project site with a hazard of erosion ranging from none to slight. A grading permit is required prior to any grading activities that would be necessary to minor improvements required by the use permit. The grading permit includes requirements for erosion and sediment control, including retention of topsoil.

- c) The project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, or collapse. The topography of the site is predominantly level. According to a map of the South Central Region of Shasta County showing potential areas of liquefaction, the project site is in an area identified as having low potential for liquefaction. The threat of landslides, lateral spreading, subsidence, liquefaction, or collapse is insignificant as the geology of the area demonstrates great stability.
- d) The plasticity index for the predominant soil type at the site (RbA) is 24.5 percent, according to the USDA Web Soil Survey. This index rating would translate to a characterization of the soil as moderately expansive. All structures for which a building permit is required shall be constructed according to the requirements of the currently adopted Building Code, including those that relate to the suitability of soils for construction. The use of any existing agricultural buildings determined to be exempt from the requirement to obtain building permit may not be frequented by the public, including through the use of said buildings for purposes other than storage farm implements or supplies, hay, grain, poultry, livestock, or other horticultural products and the retrieval of said stored items. Therefore, the project would not create substantial direct or indirect risks to life or property due to expansive soils,
- e) The existing residence is served by an existing on-site septic system which is currently functioning adequately to serve the existing residence. The use permit would require that program activities be served by a permanent restroom(s) that are connected to an onsite wastewater treatment system (OWTS). While the USDA Web Soil Survey indicates that the RbA soil type is very limited in terms of its suitability for OWTS due to slow water movement, based on existing development in the vicinity it is unlikely that soils at the property would be incapable of adequately supporting the use of an expanded or second OWTS to serve the riding program. The soils on the project site would have to be tested for wastewater treatment and have demonstrate compliance with adopted sewage disposal criteria prior to issuance of a permit to expand the existing or construct a new OWTS.
- f) No unique geologic features are evident at the project site. The project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

**Mitigation/Monitoring:** None proposed.

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

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

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

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

The City of Redding currently utilizes a quantitative non-zero project-specific threshold based on a methodology recommended by the California Air Pollution Officers Association (CAPCOA) and accepted by the California Air Resources Board. According to CAPCOA's Threshold 2.3, CARB Reporting Threshold, 10,000 metric tons of carbon-dioxide equivalents per year (mtCO<sub>2</sub>eq/yr) is recommended as a quantitative non-zero threshold. This threshold would be the operational equivalent of 550 dwelling units, 400,000 square feet of office use, 120,000 square feet of retail, or 70,000 square feet of supermarket use. This approach is estimated to capture over half the future residential and commercial development projects in the State of California and is designed to support the goals of AB 32 and not hinder it. The use of this quantitative non-zero project-specific threshold by Shasta County, as lead agency, would be consistent with certain practices of other lead agencies in the County and throughout the State of California.

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

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

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

The project would generate construction and operational GHG emissions. Mobile construction equipment used to improve the recommended new access road, an expanded or new on-site sewage disposal system, improvements and/or reconditioning of existing gravel driveways/parking areas, and, if necessary, minor improvements to bring existing water systems and buildings into compliance with health and building code requirements would be the primary source of construction related GHG emissions. Construction activities associated with the recommended project improvements would be of limited scope and duration.

Vehicles and use of electricity would be the primary sources of operational GHG emissions. If the use permit is approved, equestrian related activities and improvements and grounds maintenance would continue to produce fugitive dust and emissions from vehicle trips and small engines. The project would generate approximately 32 vehicle trips per day, four days per week, and approximately 30 vehicle trips per week associated with horse boarding for a total of approximately 158 vehicle trips per week, as noted previously horse boarding is being gradually phased out. Additional vehicle trips would include occasional trips associated with program related deliveries, veterinary visits, an, up to 8 times annually, approximately 50 vehicle trips generated by extracurricular activities. This is not a substantial increase in traffic relative to the approximately 470 trips per day or 3,920 trips per week that would be expected to be generated by residential uses in the vicinity, an area with an average residential density of 3-6 dwelling units per acre). The project is conservatively estimated to currently generate approximately 7,334 to 13,878 vehicle trips annually. Approximately 80 percent of the trips currently generated by the project were being generated prior to May 12, 2015 (see project description above). The increase in the number of vehicle trips generated by the project after May 12, 2015 and potential increase in vehicle trips during construction of the new driveway access recommend for the project would not be substantial relative to the amount of traffic relative to the approximately 470 trips per day, 3,920 trips per week, or 145,600 one way trips annually that are estimated to be generated by the approximately 47 residences that use Park Ridge Road for access (based on International Traffic Engineers Manual estimates for single-family detached residential uses in an area with an average residential density of 3-6 dwelling units per acre).

Ongoing emissions from vehicle trips to the project site, grounds maintenance, and horsemanship activities would be nominal are considered baseline for the purposes of determining the environmental impacts of the project. The majority of Most program related activities are not reliant on the use of electricity and the use is not otherwise a substantial consumer of electricity. Construction activities associated with the recommended project improvements would be of limited scope and duration. Based on the scope and scale of operational activities, the project would not be expected to generate GHG emissions in excess of the 10,000 metric tons of carbon-dioxide equivalents per year (mtCO<sub>2</sub>eq/yr) threshold described above.

**Mitigation/Monitoring:** None proposed.

<b>IX. HAZARDS AND HAZARDOUS MATERIALS:</b> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	

<b>IX. HAZARDS AND HAZARDOUS MATERIALS:</b> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 scope of the required project improvements is relatively limited and would not require the transport, use, storage, or disposal of hazardous materials commonly used in construction projects such as fuel, oil, solvents, etc. Therefore, the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) The school nearest the project site is Prairie Elementary School which is located approximately 0.6 miles west of the project site. In addition, the project does not include any equipment or other potential source of hazardous emissions or require the handling of any acutely hazardous materials, substances, or waste. Therefore, the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- d) The project site is not included on the list of hazardous materials sites compiled by the California Department of Toxic Substances Control.
- e) The project is located within the Redding Airport Specific Plan (ASP), but is approximately two miles southeast of the airport and is not located within any hazard zone identified in the ASP. ~~Nor would~~ Nonetheless, the project ~~be inconsistent~~ was referred to the Shasta County Airport Land Use Board of Administrative Review (ALUBAR) on November 7, 2019 for a determination on whether the proposed use permit is consistent with the ASP objectives and policies. The ALUBAR determined that the project would be consistent with the ASP subject to specific recommendations regarding project lighting which have been incorporated in the recommended use permit conditions of approval.
- f) The project is not located within the vicinity of a private airstrip.
- g) A review of the project and the County of Shasta Multi-Hazard Functional Plan indicates that the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- h) The project is located in a non-very high fire hazard severity zone (Non VHFHSZ). The proposed use is agricultural in nature and does not include the storage or use of any equipment or materials, the use of which would significantly expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires, that are not normally used to maintain R-R zoned properties of similar size and/or to maintain agricultural uses of similar scope in the R-R zone district. Neither does the use specifically include activities that would present a significant risk of loss, injury, or death involving wildland fires.

**Mitigation/Monitoring:** None proposed.

<b>X. <u>HYDROLOGY AND WATER QUALITY</u>:</b> 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, the following findings can be made:

- a) The project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Through adherence to construction standards, including erosion and sediment control measures, water quality and waste discharge standards will not be violated. Nor would surface or ground water quality be otherwise substantially degraded. Grading will be needed for this project. A grading permit will be required. The provisions of the permit will address erosion and siltation containment on- and off-site.
- b) The project is served by an existing water well. Bottled water is provided to program participants and visitors. Water for program participants is provided by bottle water. Water used for the care of the horses, restrooms, and maintenance of the property is from an existing well. There is no indication that the existing water usage is the well is used to serve is substantially depleting or decreasing groundwater supplies or interfering substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin or is affecting water wells in the vicinity.
- c) The project would not substantially alter the existing drainage pattern of the site or area, or add 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; and or (iv) impede or redirect flows.

The drainage pattern will not be altered. Drainage will be dispersed to either the unimproved areas or landscape areas adjacent to the building and the parking areas. The runoff will sheet flow into the existing drainage channels on the site. This will preserve the existing drainage pattern and not require alteration of the natural drainage courses.

- d) The project would not risk release of pollutants in flood hazard, tsunami, or seiche zones due to project inundation. The project is not located in a flood hazard, tsunami, or seiche zone. There project would not conflict with or obstruct implementation of a water quality control plan or sustainable management plan.

**Mitigation/Monitoring:** None proposed.

<b>XI. LAND USE AND PLANNING</b> - Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Physically divide an established community?				✓
b) 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 does not include the creation of any road, ditch, wall, or other feature which would physically divide an established community.
- b) The project includes exceptions from setback, height, and parking ~~are area~~ surfacing. The Shasta County Fire Marshal has reviewed and made recommendations supporting approval of a fire safety setback exception request #19-32 for an existing ~~25-foot tall~~ 7,680-square-foot horse barn (barn), an existing 1,920-square-foot ~~horse stable~~ covered horse stalls (shed), and existing 1,024-square-foot ~~covered horse stalls~~ storage/covered horse stalls (shade structure), located at 17'10", 23'6", and 27" from the east property line, respectively. The recommendations are made with the condition that area around the buildings be maintained free of flammable vegetation to the property line, that exterior materials within the reduced setback area be made to comply with the fire resistive construction methods of Chapter 7A and Chapter 15 of the 2007 California Building Code as specified in the setback exception, and that storage of combustible materials within the setback area be prohibited.

The existing horse barn exceeds the 20-foot maximum height standard for accessory buildings located within 50-feet of a property line. As noted in Section I Aesthetics above, the horse barn, horse stable, and horse stalls would not significantly impact aesthetic in the vicinity of the project site. Nor would location or height of the barn result in significant impacts on adjoining property improvements, such as obstruction of solar panels, natural light or air, etc.

Parking standards specify asphalt surfacing of parking spaces and driveway access to parking areas of five or more spaces. The

use is located in a rural-residential/agricultural setting. The provision of gravel in lieu of asphalt surfacing would be consistent with the visual character of the vicinity and similar exceptions for approved for similar uses, including certain commercial riding stables elsewhere in the County. In addition, gravel surfacing would minimize impervious surface area that could increase the potential for increased storm water discharge and/or erosion from the site.

Therefore, the project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

**Mitigation/Monitoring:** None proposed.

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

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

- a) The project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State.
- b) 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.

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

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

- a) Construction noise sources would include mobile equipment, small engines and hand tools. Noise from construction equipment and activities would temporarily increase ambient noise levels in the vicinity of the project. Operational noise sources would consist primarily of traffic, human speech, animal sounds, and small engines and hand tools used for maintenance activities. These noise sources can be too expected to continue and permanently increase noise levels in the vicinity for the operational life of the project. Noise from construction activities would temporarily increase ambient noise levels in the vicinity.

Because of the limited scope and duration of construction activities and typical noise levels typically generated by the operational noise source types, the project would not generate sustained noise levels that would cause the Shasta General Plan Noise standards (55 dB hourly  $L_{eq}$  daytime, and 50 dB hourly  $L_{eq}$  nighttime) to be exceeded. In addition, County practice for projects that involve construction near noise sensitive uses is to recommend limited hours of operation for construction equipment as standard condition of approval.

Therefore, the project would not generate substantial temporary or permanent increases in ambient noise levels in the vicinity of the project or noise levels in excess of standards established in the local General Plan.

- b) The project does not include any source of excessive groundborne vibration or groundborne noise levels.
- c) The project is located within the Redding Airport Specific Plan (ASP), but is approximately two miles southeast of the airport and is not located within an area that would be significantly impacted by airport noise as shown on the ASP noise impact area map.

**Mitigation/Monitoring:** None proposed.

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

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

- a) The project does not include the development of new homes or businesses, nor does it include the extension of any permanent roads or other infrastructure that would induce development of new homes or businesses. It would not create any new jobs. Therefore, it is not expected to induce substantial growth in the area.
- b) The project does not include destruction of any existing housing.

<b>Mitigation/Monitoring:</b> None proposed.				
<b><u>XV. PUBLIC SERVICES:</u></b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
Fire Protection?				✓
Police Protection?				✓
Schools?				✓
Parks?				✓
Other public facilities?				✓

**Discussion:** Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, 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 ~~not~~ located in a non-very high fire hazard severity zone (Non VHFHSZ). No significant additional level of fire protection is necessary.

Police Protection:

The County ~~has~~ employs a total of ~~147,165~~ sworn and ~~119,69~~ non-sworn County peace officers (Sheriff's deputies) ~~for the County to serve a population of 67,274 (California Department of Finance 2015) 66,850 persons that reside in the unincorporated area of the County (United States Census Bureau April 1, 2020).~~ That is This level of staffing equates to a ratio of approximately one officer per 267,286 persons. The project will not result in additional residences or uses that would significantly increase the need of police protection and the project would not warrant any additional ~~sworn or non-sworn peace officers~~ Sheriff's deputies.

Schools:

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

Parks:

The County does not have a neighborhood parks system.

Other public facilities:

None.

<b>Mitigation/Monitoring:</b> None proposed.				
<b>XVI. RECREATION:</b>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓

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

- a) The County does not have a neighborhood or regional parks system or other recreational facilities. The project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- b) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

<b>Mitigation/Monitoring:</b> None proposed.				
<b>XVII. TRANSPORTATION:</b> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			✓	
b) Conflict with an applicable congestion management				

<b>Mitigation/Monitoring:</b> None proposed.				
<b><u>XVII. TRANSPORTATION:</u></b> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				✓
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓
d) Result in inadequate emergency access?			✓	

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

- a) If the use permit is approved, equestrian related activities and improvements, and grounds maintenance would continue to produce vehicle trips. The project would generate approximately 32 vehicle trips per day, four days per week, and approximately 30 vehicle trips per week associated with horse boarding for a total of approximately 158 vehicle trips per week, as noted previously horse boarding is being gradually phased out. Additional vehicle trips would include occasional trips associated with program related deliveries, veterinary visits, an, up to 8 times annually, approximately 50 vehicle trips generated by extracurricular activities. This is not a substantial increase in traffic relative to the approximately 470 trips per day or 3,920 trips per week that would be expected to be generated by residential uses in the vicinity. The project is conservatively estimated to currently generate approximately 7,334 to 13,878 vehicle trips annually. Approximately 80 percent of the trips currently generated by the project were being generated prior to May 12, 2015 (see project description above). The increase in the number of vehicle trips generated by the project after May 12, 2015 and potential increase in vehicle trips during construction of the new driveway access recommend for the project would not be substantial relative to the amount of traffic relative to the approximately 470 trips per day, 3,920 trips per week, or 145,600 one way trips annually that are estimated to be generated by the approximately 47 residences that use Park Ridge Road for access (based on International Traffic Engineers Manual estimates for single-family detached residential uses in an area with an average residential density of 3-6 dwelling units per acre).

The project is consistent with the Shasta County General Plan Circulation Element policies for transit and pedestrian bicycle modes, the 1998 Shasta County Bikeway Plan, and with the Regional Transportation Plan. 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.

While there is no significant conflict with County policies regarding traffic circulation, members of the public have expressed concerns regarding traffic from the project. In recognition of these concerns, the use permit recommendations will include a condition that requires the applicant to improve access for the equestrian program from a location that would reduce the distance traveled by program traffic over Park Ridge Drive from approximately 2,600 feet to approximately 1,300 feet.

- b) There is no County congestion management agency, and no level-of-service established by such an agency.
- c) The project would not substantially increase hazards due to a geometric design feature or incompatible uses.
- d) In accordance with the Shasta County Development Standards, off-site improvements will not be required on public roads and streets constructed prior to January 1, 1992 if adequate physical access exists and the County Fire Warden finds that any increase in personal density created by the project will not adversely affect public safety.

During program hours the number of persons would at the property increase by approximately 20 22 persons for approximately three to four hours per day/four days a week, and during special activities would increase to up to 50 to 70 persons infrequently and for a limited amount of time during extracurricular activities. This is a less than significant-not a significant increase in density considering that, based on the Shasta County average number of 2.49 persons per household, approximately 400 117 people would be expected to reside within the neighborhood; the extra-curricular activities would be infrequent and of limited duration, and program activities would primarily take place during working and transition hours when actual density within the neighborhood is likely lower. Park Ridge Drive is a private road that was constructed prior to January 1, 1992. Nonetheless, the project has been reviewed by the Shasta County Fire Department which has determined that there is adequate emergency access based on the existing clear width of Park Ridge Drive, wide and flat shoulders adjacent to the paved surface of the road, and relative compactness

of soils that make up the shoulder of the road.

While emergency access is adequate, the applicant has indicated that during an emergency evacuation situation it would be best to shelter the horses in place while others at the property and in the neighborhood evacuate ~~so as~~ to minimize stress on the horses and reduce potential risk of horse injury in a hurried evacuation scenario. The use permit recommendations will include a condition of approval requiring that the horses would be sheltered in the large fenced pasture areas until other neighborhood evacuees have exited the area to the extent that evacuation traffic is light or until such time as a lawful order to immediately evacuate the animals has been issued by the authorities regardless of evacuation traffic conditions.

**Mitigation/Monitoring:** None proposed.

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

**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 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.

**Mitigation/Monitoring:** None proposed.

<b><u>XIX. UTILITIES AND SERVICE SYSTEMS:</u></b> Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?			✓	

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

**Discussion:** Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, 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 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.

The project will be served by a new or expanded on-site wastewater treatment system (OWTS). ~~Each parcel has adequate on-site area for a new or expanded OWTS and future expansion area.~~ New construction or expansion of existing OWTS would require digging and trenching. The system would not be expansive as it would only regularly serve approximately ~~46~~ 22 persons for approximately three to four hours per day/four days a week and, during special activities, up to 50 persons infrequently and for a limited amount of time. Construction activities and duration needed to construct a small system to serve the proposed use would not create significant environmental effects.

- b) Water for program participants is provided by bottle water. Water used for the care of the horses, restrooms, and maintenance of the property is from an existing well. The existing well would provide sufficient water supplies to continue serving the proposed use. Water wells in the vicinity demonstrate adequate availability to serve existing uses. If the applicant elects to provide drinking water from the well to members of the public, the provision of drinking water from the well would be subject to requirements for a public water system.
- c) The project will be served by a new or expanded on-site wastewater treatment system (OWTS). Soils in the area are generally adequate for construction and operation of an OWTS. The applicant would be required to apply for an OWTS waiver to determine whether the existing system would have to be expanded to serve the riding program and/or for a permit to construct a new OWTS. These application process would determine the adequacy of the soils at the project site and determine a proper design to serve the project prior to issuance of the permit and construction of the 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 by a landfill with 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. Recycling facilities are available in the major shopping areas available to the project site.

**Mitigation/Monitoring:** None proposed.

<b>XX. WILDFIRE:</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact

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

**Discussion:**

- a) There is no specifically adopted emergency response or emergency evacuation plan for the project vicinity. Therefore, the project would not substantially impair an adopted emergency response plan or emergency evacuation plan.
- b) The project site is on a flat plateau and is located in Non WFHSA. Hay, gasoline, and other flammable materials stored at the property are commonly stored on residential properties where agricultural uses are present and are stored in quantities that are commensurate with the size of the property and the scale of animal husbandry that would be allowed on the property by right. Therefore, the project would not 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) The project would require the construction of a new access road and improvement and/or ongoing maintenance of previously improved facilities and buildings at the property. Though observance of due diligence and care in carrying out these activities, including following general recommendations and requirements of fire agencies regarding fire extinguishers, operation of equipment during summer months, etc., the project would not would not significantly exacerbate not fire risk or result in temporary or ongoing impacts to the environment that would significantly exacerbate not fire risk.
- d) The project would not alter or increase run-off form the project site or change any drainages. Neither would the project result in any changes to would affect potential post-fire slope stability.

**Mitigation/Monitoring:** None proposed.

<b>XXI. <u>MANDATORY FINDINGS OF SIGNIFICANCE:</u></b>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below the self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				✓
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable				✓

<b>XXI. <u>MANDATORY FINDINGS OF SIGNIFICANCE:</u></b>	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
when viewed in connection the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				✓

**Discussion:**

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

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

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

**Mitigation/Monitoring:** None proposed.

## INITIAL STUDY COMMENTS

PROJECT NUMBER Use Permit 15-001 – Salido Family Living Trust dba Exodus Farms

### 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 Negative Declaration. These studies are available for review through the Shasta County Planning Division.

1. None.

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

## **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**

1. 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.

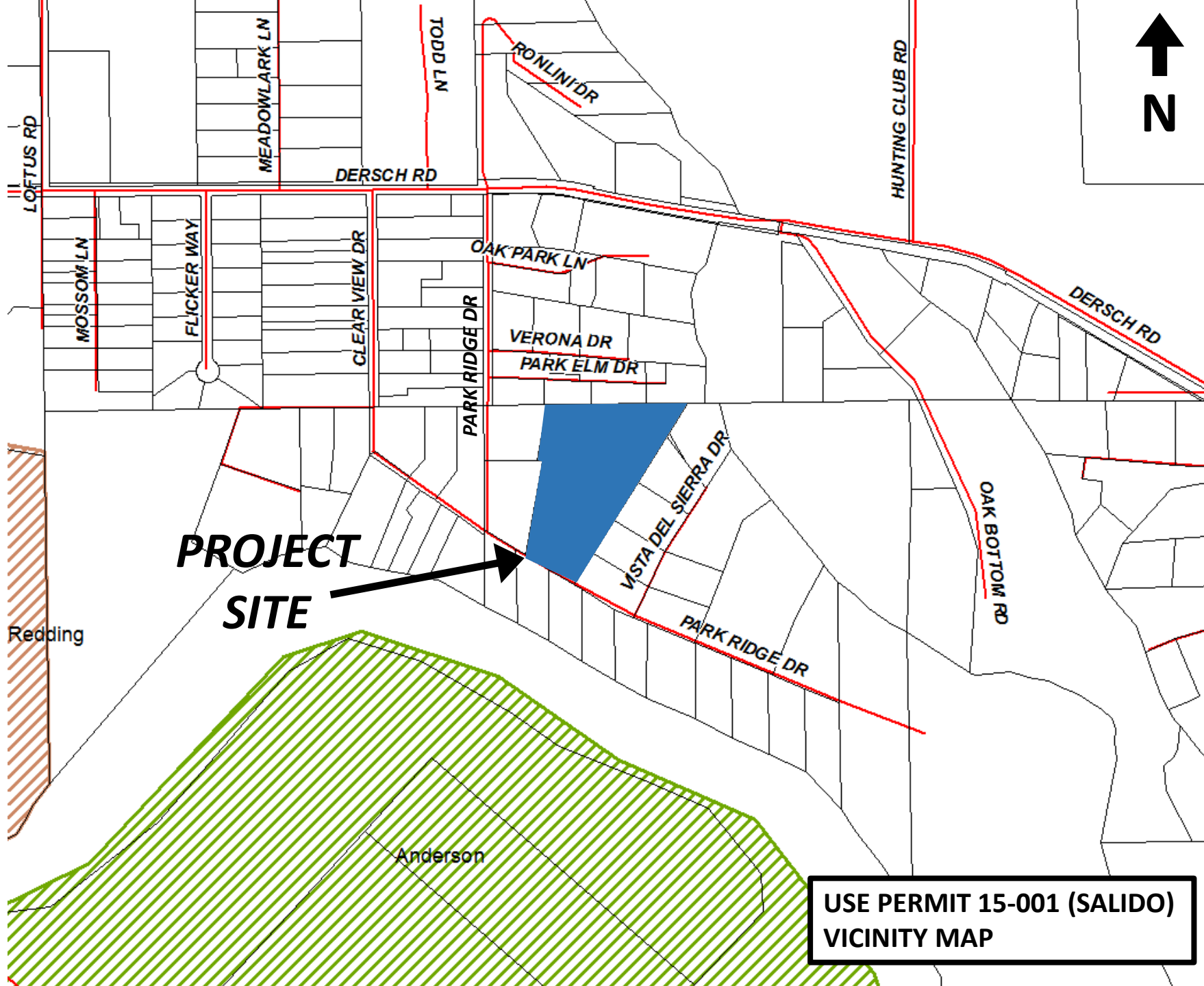
## **XX. WILDFIRE**

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

## **XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

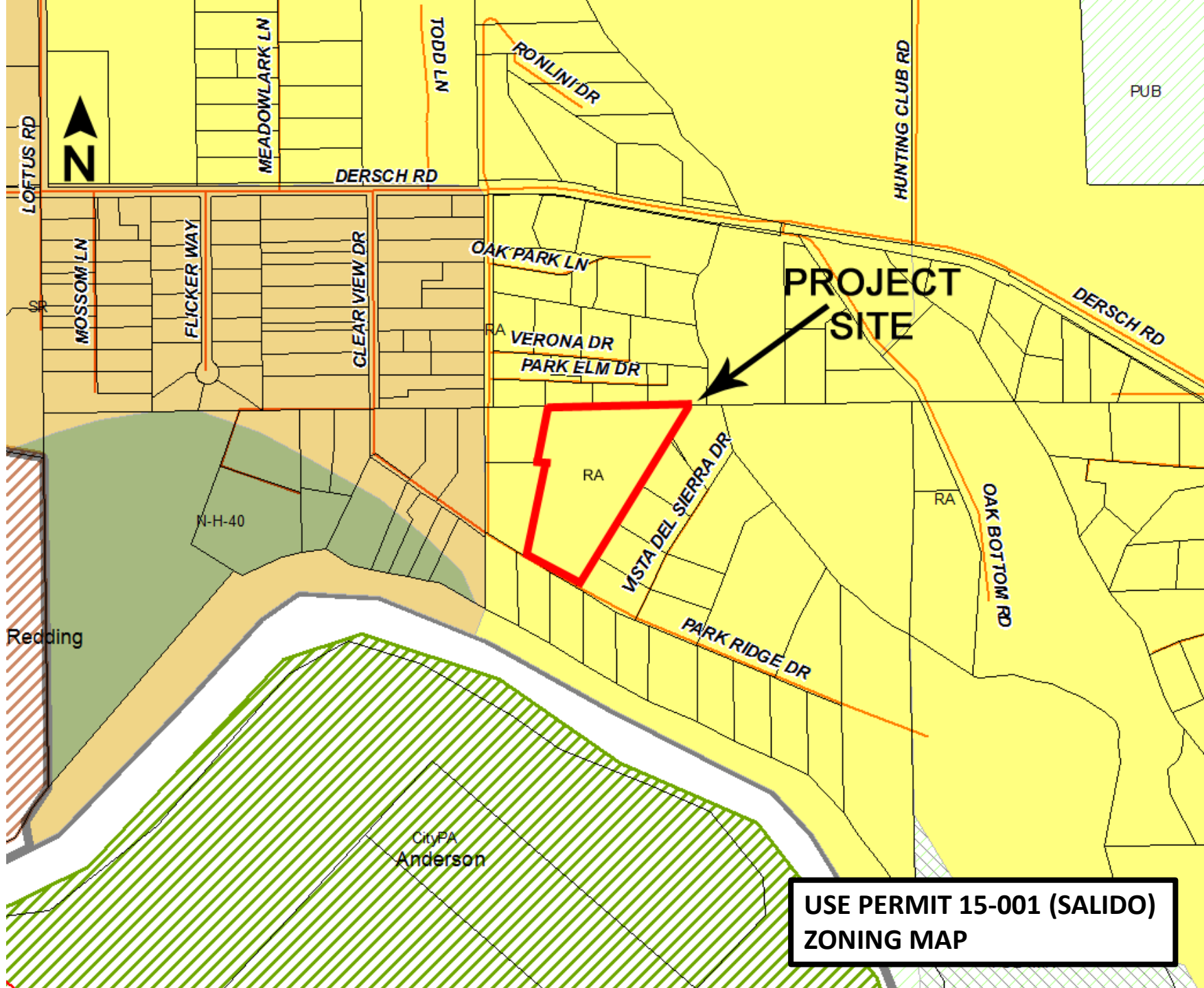
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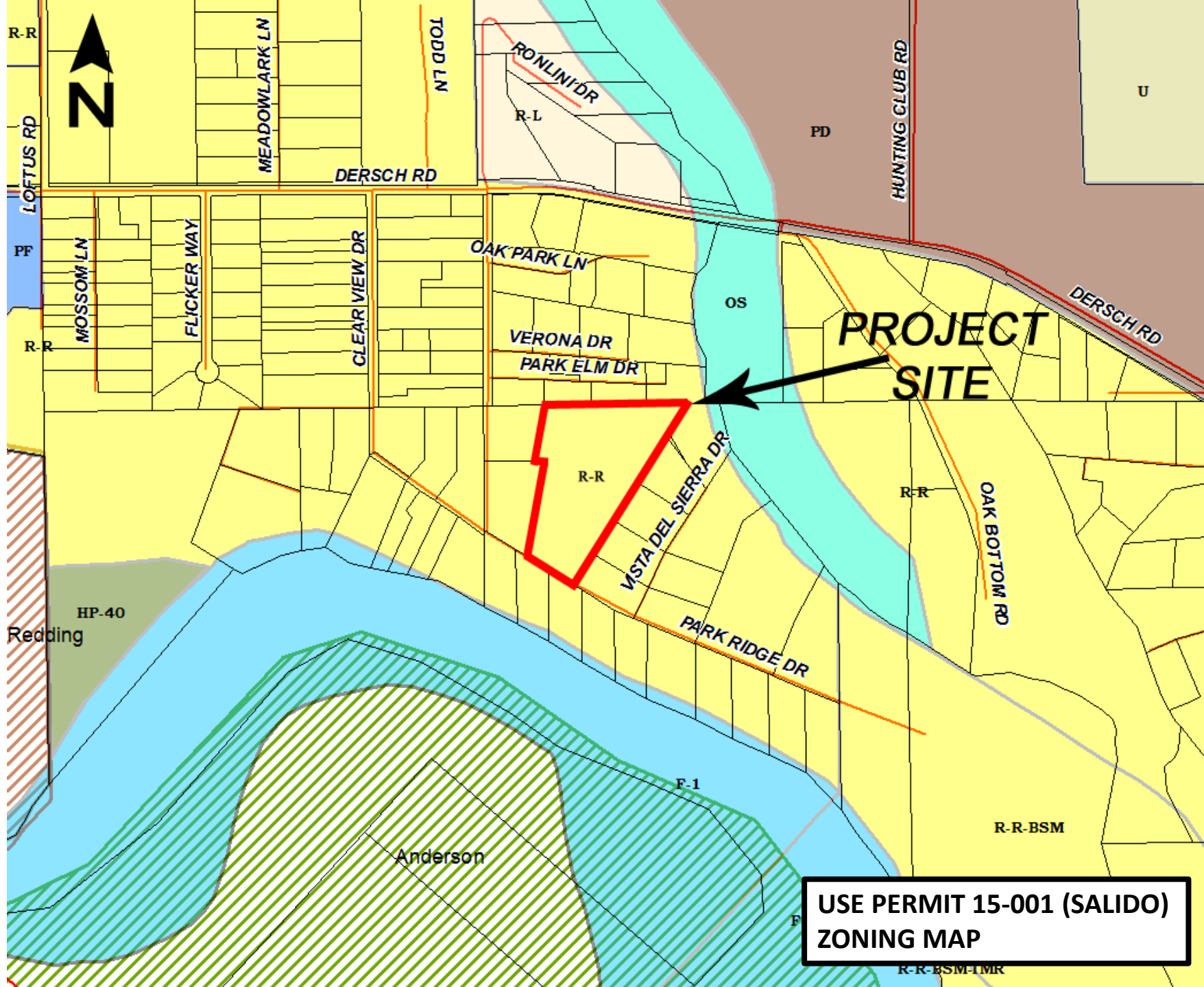


**PROJECT  
SITE**

**USE PERMIT 15-001 (SALIDO)  
VICINITY MAP**



USE PERMIT 15-001 (SALIDO)  
ZONING MAP



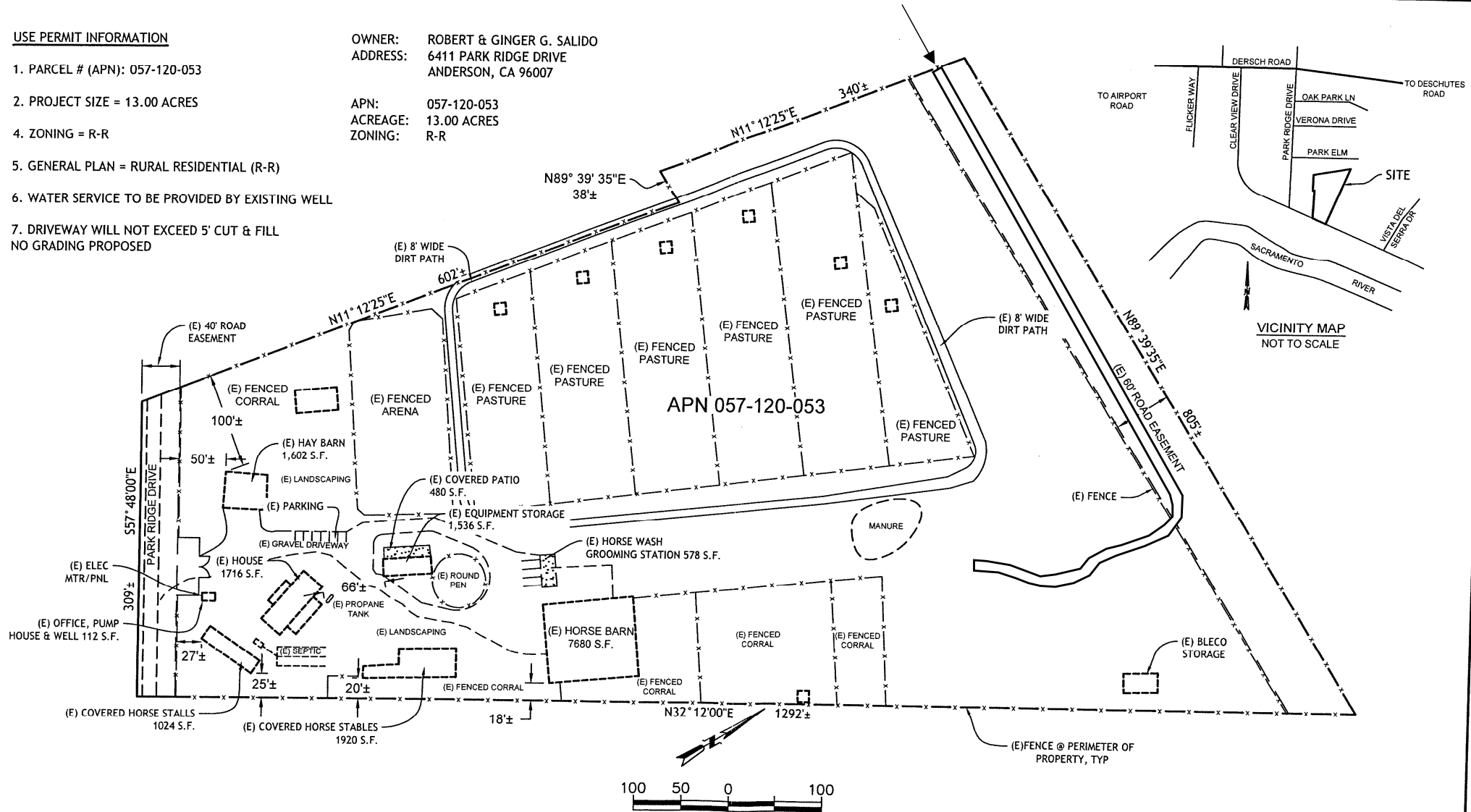
# USE PERMIT INFORMATION

1. PARCEL # (APN): 057-120-053
2. PROJECT SIZE = 13.00 ACRES
4. ZONING = R-R
5. GENERAL PLAN = RURAL RESIDENTIAL (R-R)
6. WATER SERVICE TO BE PROVIDED BY EXISTING WELL
7. DRIVEWAY WILL NOT EXCEED 5' CUT & FILL  
NO GRADING PROPOSED

OWNER: ROBERT & GINGER G. SALIDO  
ADDRESS: 6411 PARK RIDGE DRIVE  
ANDERSON, CA 96007

APN: 057-120-053  
ACREAGE: 13.00 ACRES  
ZONING: R-R

(R) HORSE PROGRAM DRIVEWAY  
ACCESS FROM  
PARK RIDGE DRIVE  
CONTINUATION OF (E) 60-FOOT  
ROAD EASEMENT



**USE PERMIT 15-001 (SALIDO)**  
**SITE PLAN (REVISED)**

VESTRA