

ENVIRONMENTAL INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

Use Permit 19-0014
Greaves

March 3, 2020

ENVIRONMENTAL INITIAL STUDY &
MITIGATED NEGATIVE DECLARATION
WITH
References and Documentation

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

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

1. **Project Title:**
Use Permit 19-0014 – Chaparral Stables (Greaves)
2. **Lead agency name and address:**
Shasta County Department of Resource Management, Planning Division
1855 Placer Street, Suite 103
Redding, CA 96001-1759
3. **Contact Person and Phone Number:**
Lisa Lozier, Senior Planner (530) 225-5532
4. **Project Location:**
The project site is located to the southwest and adjacent to Chaparral Drive approximately two-tenths of a mile south of the intersection of Placer Road and Chaparral Drive.
5. **Applicant Name and Address:**
Heather Greaves
14967 Middletown Park Drive
Redding CA 96001
6. **General Plan Designation:**
Rural Residential A (RA)
7. **Zoning:**
Unclassified (U)
8. **Description of Project:**
The proposed project is a boarding facility for up to 25 horses with additional services including riding lessons and training for boarding clients only. The boarding facility may be used to host small training events up to four times per year. A commercial riding stable and academy is permissible in the Unclassified zone district when consistent with the General Plan and with an approved use permit. Structures proposed to be constructed for the project include a 1,728-square-foot garage and storage area with a caretaker's apartment above, two 1,800 square-foot barns with paddocks, 800-square-foot hay storage barn, eight self-exercise paddocks with shade covers, a turnout pasture, 100-foot by 200-foot arena, and 60-foot diameter round pen. Both the round pen and arena will be equipped with lights and sprinklers. Two small wash and grooming areas as well as the driveway and parking areas will be graveled. An exception from the parking and surfacing standard as allowed pursuant to Shasta County Code Sections 17.86.140 and 17.86.100 is requested to maintain to gravel drive and parking areas. A temporary mobile home may be on-site during the construction of the caretaker's residence. Signage will be included at the driveway entrance.

The project is proposed to be developed in three phases. Phase I improvements include clearing and grading, driveway and trailer parking, caretaker's residence, paddocks with shelters, lighted arena and round pen, covered hay storage. Phase II will include two barns to support up to 25 horses total. Phase III will include covering the existing arena, construction of a second arena, landscape, and construction of a second single family residence.

The owner and caretaker will be responsible for feeding the horses. Barn and paddock cleaning will be done by the caretaker as well as boarders as trade for boarding fees. There is no plan to hire additional employees. Feed and bedding will be delivered to the property by truck and trailer or by semi-truck when the facility is at full capacity. It is anticipated that feed will be delivered once per month.

9. Surrounding Land Uses and Setting:

The project site is 12.94 acres and currently undeveloped. Surrounding land uses include vacant properties to the south and west of the project site and rural residential development to the southeast, east and north of the project site. Parcel sizes vary from approximately one-half acre to over 37 acres with smaller parcels typically adjacent to the west side of Chaparral Drive. Vegetation on site includes a variety of oak, pine and deciduous trees, manzanita, and various annual grasses. A seasonal creek runs southeast within the western portion of the project site.

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

Shasta County Environmental Health Division
Shasta County Fire Department
Shasta County Public Works
State of California Regional Water Quality Control Board
Centerville Community Services District

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.?

The Wintu Tribe of Northern California have requested notification of proposed projects located within the Tribe's geographic area of traditional and cultural affiliation in accordance with Public Resources Code section 21080.3(b), also known as AB52. The project site is located within the Tribe's geographic area of traditional and cultural affiliation, and notification was sent via certified mail to the designated Tribal Representative on February 6, 2020 and received on February 7, 2019. Consultation was not requested by a representative of the Wintu Tribe of Northern California at the time of circulation for the Mitigated Negative Declaration. Should a representative of the Wintu Tribe of Northern California request a consultation prior to the end of the 30-day review time, the project applicant will contact the designated representative to initiate consultation.

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.

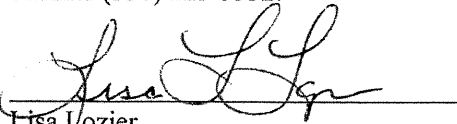
☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ 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 Lisa Lozier, Senior Planner (530) 225-5532.


Lisa Lozier
Senior Planner

3 March 2020
Date


Paul A. Hellman
Director of Resource Management

3/3/20
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

- a) The project would not result in any adverse effect on a scenic vista. There is no view of the project site which includes a scenic vista. The project would not visually obstruct a scenic vista.
- b) The project would not substantially damage any scenic resource. The project site is located to the southwest of Chaparral Drive which is not visible from a designated scenic highway.
- c) The project would not degrade the existing visual character or quality of the site and its surroundings. The project surroundings are a mix of large lot residential parcels and smaller parcels in the Rural Residential (R-R) and Unclassified (U) zone districts. Parcels smaller than the 2-acre minimum parcel size are nonconforming in size for the current RA General Plan designation. Both R-R and U zone districts allow for the keeping of horses (large sized animals per lot) on appropriately sized lots as a permitted use.

The proposed barns and hay barn will be constructed away from the road way and partially obstructed by the care takers residence, trees and vegetation adjacent to Chaparral Drive. Self-exercise paddocks and the turn out pasture will be fenced to maintain a 30-foot buffer from the front property line. No paddocks will be located adjacent to the existing residences on the south side of the project site. Parking for horse trailers will adjacent to the driveway at either of the two entrances to the project site and may be visible from Chaparral Drive due to the necessary limitation of vegetation to provide adequate visibility for vehicles leaving the project site. The establishment of a boarding stable as proposed is an allowed use with the approval of a Use Permit. The number of horses proposed would not exceed the zoning ordinance recommendation of one horse per one-half acre for properties larger than one acre. The project as proposed is consistent with the existing visual character and quality of the site and its surroundings.

- d) 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. The project site would allow for limited lighting on the proposed riding arena and round pen. Both structures have been located to the interior of the property with operational hours from 7:00AM to 10:00PM as needed. Lighting shall be designed and located to confine direct lighting to the premises as required in Shasta County Code Section 17.84.050. The project would not conflict with applicable zoning and other regulations governing scenic quality of an urbanized area.

Glare would be eliminated by the use of non-reflective materials for construction of the project.

Mitigation/Monitoring: None proposed.

II. <u>AGRICULTURE AND FORESTRY RESOURCES:</u> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	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 would not result in the loss of forest land or conversion of forest land to non-forest use. The project site is not forest land.
- e) The project would not result in any conflicts with existing or adjacent agricultural operations. The site is not located in an area of significant agricultural soils.

Mitigation/Monitoring: None proposed.

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

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

- a-c) Construction equipment, maintenance equipment, and program improvements and activities would emit criteria pollutants, including ozone (O₃), carbon monoxide (CO), sulfur oxides (SO_x), nitrogen oxides (NO_x) and fugitive dust. The project would generate approximately 10 vehicle trips per day for the resident caretaker, and approximately 8 vehicle trips per day associated with horse boarding for a total of approximately 18 vehicle trips per day. Additional vehicle trips would include monthly trips associated with related deliveries of feed, bedding, and veterinary visits as necessary. The project will not generate a substantial increase in traffic relative to the approximately 310 trips per day 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.

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 maintenance and watering of the round pen and riding arena. 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 PM₁₀ (particulate matter), the pollutants for which the Northern Sacramento Valley Air 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.

- d) The project would not cause air emissions which would create objectionable odors affecting a substantial number of people. There are 31 residential parcels located within 500 feet of the proposed project, the closest residence being located to the south of the project site and approximately 170 feet away from the nearest paddock area.

As noted above, there are sensitive receptors located in the vicinity of the project site. The boarding facility 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.

Mitigation/Monitoring: None proposed.

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

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

- a-c) A Biological Resources Assessment was performed for the project site February 8 through February 12, 2020. No species identified as a candidate, sensitive, or special-status species were observed on-site. No fully protected species are expected to occur in the project study area. A riparian zone delineation was completed on February 8, 2020. A riparian corridor was designated and a 75-foot riparian buffer around the seasonal creek will be implemented to minimize impacts of adjacent land use within the riparian areas. The project will not result in impacts on waters of the United States. The proposed project would not disturb any wetlands area on the project site or in the project area. There are no vernal pools or wetlands identified on the subject property based on the Vernal Pools, Wetlands, and Waterways Map of Shasta County prepared by the Geographic Information Center, California State University, Chico, on August 24, 1996.
- d) The project may potentially interfere with migratory birds and birds of prey and bats. Nesting habitat is present throughout the study area in trees, shrubs, ground and other structures. Mitigation measures are recommended to minimize impacts to migratory birds and birds of prey.
- e) Shasta County Board of Supervisors Resolution No. 95-157 provides guidance regarding use and protection of oak trees on a voluntary basis.
- f) There are no adopted Habitat Conservation Plan, Natural Community, Conservation Plan, or other approved local, regional, or State habitat conservation plans for the project site or project area.

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

IV.b.1 A 75-foot Riparian buffer will be implemented on-site to minimize impacts of adjacent land use within riparian areas.

IV.b.2 Prior to construction, high-visibility fencing, flagging, or markers will be installed along the edges of the work zone to prevent encroachment into riparian areas.

IV.b.3 All work and stockpiling of materials will be confined to the project disturbance area.

IV.b.4 Temporary stockpiling of excavated or imported material shall be placed in upland areas.

IV.b.5 Excess soil shall be used onsite or disposed of at a regional landfill or other appropriate facility.

IV.b.6 Hazardous materials, including fuels, oils, cement, and solvents, will be stored and contained in an area protected from direct runoff and away from riparian areas.

IV.b.7 Vehicle fueling will be conducted a minimum of 50-feet from waters of the United States.

IV.b.8 Construction equipment will be inspected daily for leaks. Leaking fluids will be contained upon detection and equipment repairs will be made as soon as practicable or the leaking equipment will be moved offsite.

IV.b.9 Spill containment and cleanup materials shall be kept onsite at all times for use in the event of an accidental spill.

IV.d.1 If Vegetation removal will occur during the nesting season for birds (February 1- August 31), a qualified biologist shall conduct a preconstruction survey within 7 days before construction activities. If nesting birds are found, California Department of Fish and Wildlife (CDFW) will be consulted. An appropriate buffer will be placed around the nest until the young have fledged.

IV.d.2 If removal of trees identified to have roost structure potential will occur during the bat maternity season, when young are non-Volant (March 1 - August 31), or during the bat hibernacula (November 1 – August 31), when bats have limited ability to safely relocate roosts, humane exclusions should be implemented which consist of a two-day removal process by which the non-habitat trees and brush are removed along with smaller tree limbs on the first day, and the remainder of the tree limbs and tree trunk on the second day. These activities should be monitored by a biologist with experience conducting exclusions.

IV.d.3 To account for the potential loss of bat roost habitat, bat boxes will be installed on structures onsite in an appropriate location to provide suitable bat roost habitat.

IV.d.4 Large piles of woody debris should be checked for presence of wildlife prior to disturbance or removal. If wildlife is present, disturbance to wildlife should be avoided until the animal has left the site.

IV.d.5 To minimize impacts of lighting to birds and other nocturnal species, any artificial lighting associated with short term and long term project activities should be downward facing, fully-shielded, and designed and installed to minimize photo pollution of adjacent wildlife habitat.

IV.e.1 Project plans will involve clustering buildings whenever feasible in order to minimize the need for tree removal.

IV.e.2 To minimize impacts from grazing and hoof compaction to native trees, exclusion fencing adequate for preventing grazing damage to foliage and bark will be installed around each tree that is within horse pasture areas.

IV.e.3 Native trees will be planted onsite wherever possible to replace mature trees that are removed during construction.

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

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

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

The Wintu Tribe of Northern California have requested notification of proposed projects located within the Tribe's geographic area of traditional and cultural affiliation in accordance with Public Resources Code section 21080.3(b), also known as AB52. The project site is located within the Tribe's geographic area of traditional and cultural affiliation, and notification was sent via certified mail to the designated Tribal Representative on February 6, 2020 and received on February 7, 2019. Consultation was not requested by a representative of the Wintu Tribe of Northern California at the time of circulation for the Mitigated Negative Declaration. Should a representative of the Wintu Tribe of Northern California request a consultation prior to the end of the 30-day review time, the project applicant will contact the designated representative to initiate consultation.

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

Mitigation/Monitoring: None proposed.

VI. ENERGY – 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 and improvements on the project site 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 2019 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 County's Building Division enforces the applicable requirements of the Energy Efficiency Standards and Green Building Standards in Title 24.

Mitigation/Monitoring: None proposed.

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

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

- a) The project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i) Rupture of a known earthquake fault;

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

- ii, iii) Strong seismic ground shaking; 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.

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. A grading permit is required prior to any grading activities. The grading permit includes requirements for erosion and sediment control, including retention of topsoil.
- c) The project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. Based on records of construction in the area, there is no evidence to support a conclusion that the project is on a geologic unit or soil that is unstable.
- d) The project would not be located on expansive soil creating substantial direct or indirect risks to life or property. The site soils are not described as expansive soils in the "Soil Survey of Shasta County."
- e) The project would not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. The soils on the project site have been tested for wastewater treatment and have demonstrated compliance with adopted sewage disposal criteria.
- 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.

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

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

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

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 (mtCO₂eq/yr) is recommended as a quantitative non-zero threshold. This threshold would be the operational equivalent of 550 dwelling units, 400,000 square feet of office use, 120,000 square feet of retail, or 70,000 square feet of supermarket use. This approach is estimated to capture over half the future residential and commercial development projects in the State of California and is designed to support the goals of AB 32 and not hinder it. The use of this quantitative non-zero project-specific threshold by Shasta County, as lead agency, would be consistent with certain practices of other lead agencies in the County and throughout the State of California.

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

- Carbon Dioxide (CO₂): Emitted primarily through the burning of fossil fuels. Other sources include the burning of solid waste and wood and/or wood products and cement manufacturing.
- Methane (CH₄): Emissions occur during the production and transport of fuels, such as coal and natural gas. Additional

- emissions are generated by livestock and agricultural land uses, as well as the decomposition of solid waste.
- Nitrous Oxide (N₂O): The principal emitters include agricultural and industrial land uses and fossil fuel and waste combustion.
- Fluorinated Gases: These can be emitted during some industrial activities. Also, many of these gases are substitutes for ozone-depleting substances, such as CFC's, which have been used historically as refrigerants. Collectively, these gases are often referred to as "high global-warming potential" gases.

The primary generators of GHG emissions in the United States are electricity generation and transportation. The EPA estimates that nearly 85 percent of the nation's GHG emissions are comprised of carbon dioxide (CO₂). The majority of CO₂ is generated by petroleum consumption associated with transportation and coal consumption associated with electricity generation. The remaining emissions are predominately the result of natural-gas consumption associated with a variety of uses.

The project would generate construction and operational GHG emissions. Mobile construction equipment used to construct the residence, gravel driveway and parking areas, new on-site sewage disposal system, and barns 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. The project would generate approximately 10 vehicle trips per day for the resident caretaker, and approximately 8 vehicle trips per day associated with horse boarding for a total of approximately 18 vehicle trips per day. Additional vehicle trips would include monthly trips associated with related deliveries of feed, bedding, and veterinary visits as necessary. The project will not generate a substantial increase in traffic relative to the approximately 310 trips per day 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 majority of program related activities are not reliant on the use of electricity and the use is not otherwise a substantial consumer of electricity. 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 (mtCO₂eq/yr) threshold described above.

Mitigation/Monitoring: None proposed.

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

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

- a,b) The 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 project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- d) The project is not located on a site which is included on a list of hazardous materials sites and would not create a significant hazard to the public or the environment.
- e) The project is not located within an airport land use plan or within two miles of a public airport or public use airport.
- f) 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.
- g) 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.

The Shasta County Fire Department has indicated that the project is located in an area which is designated a VERY HIGH fire hazard severity zone. All roadways, driveways and buildings for the proposed project be required to be constructed in accordance with the Shasta County Fire Safety Standards. These standards also require the clearing of combustible vegetation around all structures for a distance of not less than 30 on each side or to the property line. The California Public Resources Code Section 4291 includes a "Defensible Space" requirement of clearing 100 feet around all buildings or to the property line, whichever is less.

Mitigation/Monitoring: None proposed.

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

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, 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) Water service for the project is to be provided by the Centerville Community Services District (CCSD). The CCSD has provided a conditional will serve letter for the subject property.
- 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.

<u>XI. LAND USE AND PLANNING</u> - 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) 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 such exceptions for approved 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 form 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.

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

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

- a) 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.

Mitigation/Monitoring: None proposed.

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

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

- a) 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 would not result in generation of excessive groundborne vibration or groundborne noise levels.
- c) The project is not located within the vicinity of a private airstrip or an airport land use plan, or within two miles of a public airport or public use airport.

Mitigation/Monitoring: None proposed.

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

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

- a) The project would not induce substantial unplanned population growth in an area, either directly or indirectly. The project would include the development of one residence for a caretaker, and will create one job. A second residence is proposed as a future use. The project does not include the expansion or extension of any permanent roads or other infrastructure and is not expected to induce substantial growth in the area.
- b) The project does not include destruction of any existing housing.

Mitigation/Monitoring: None proposed.

XV. PUBLIC SERVICES: 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 Shasta County Fire Department has indicated that the project is located in an area which is designated a VERY HIGH fire hazard severity zone. All roadways, driveways and buildings for the proposed project be required to be constructed in accordance with the Shasta County Fire Safety Standards. These standards also require the clearing of combustible vegetation around all structures for a distance of not less than 30 on each side or to the property line. The California Public Resources Code Section 4291 includes a "Defensible Space" requirement of clearing 100 feet around all buildings or to the property line, whichever is less. Additional fire hydrants will be installed according to the County Fire Safety Standards.

Police Protection:

The County has a total of 147 sworn and 119 non-sworn County peace officers (Sheriff's deputies) for the County population of 67,274 (California. Department of Finance 2015) persons in the unincorporated area of the County. That is a ratio of one officer per 267 persons. The project will result in 2 additional residences, with an additional population of 5. This is not considered a significant number to warrant any additional sworn or non-sworn peace officers.

Schools:

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

Parks:

The County does not have a neighborhood parks system.

Other public facilities:

None

Mitigation/Monitoring: None proposed.

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

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

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

Mitigation/Monitoring: None proposed.

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

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

- a) The project would not conflict with a program, ordinance or policy establishing measures of effectiveness for the performance of addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

The project will result in the construction of 2 additional residences, and the development of a boarding facility for up to 25 horses which would be expected to generate 18 vehicle trips per day. The Department of Public Works has indicated that this would not produce a significant increase in traffic. The project would not generate enough traffic to significantly reduce the volume-to-capacity ratio of adjacent roadways to a reduced level of service. The project would not conflict with adopted policies, plans or programs supporting alternative transportation. 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.

- b) There is no County congestion management agency, and no level-of-service established by such an agency.
- c) The project would not substantially increase hazards due to a geometric design feature or incompatible uses.
- d) The project would not result in inadequate emergency access. The project has been reviewed by the Shasta County Fire Department which has determined that there is adequate emergency access.

Mitigation/Monitoring: None proposed.

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

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

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

The Wintu Tribe of Northern California have requested notification of proposed projects located within the Tribe's geographic area of traditional and cultural affiliation in accordance with Public Resources Code section 21080.3(b), also known as AB52. The project site is located within the Tribe's geographic area of traditional and cultural affiliation, and notification was sent via certified mail to the designated Tribal Representative on February 6, 2020 and received on February 7, 2019. Consultation was not requested by a representative of the Wintu Tribe of Northern California at the time of circulation for the Mitigated Negative Declaration. Should a representative of the Wintu Tribe of Northern California request a consultation prior to the end of the 30-day review time, the project applicant will contact the designated representative to initiate consultation.

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

Mitigation/Monitoring: None proposed.

XIX. UTILITIES AND SERVICE SYSTEMS: 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) 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, wastewater treatment facilities or expansion of existing storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocations of which could cause significant environmental effects.

The project will be served by the Centerville Community Services District (CCSD). The CCSD has indicated that it has adequate capacity to serve the project without the need for construction of new water treatment facilities, or expansion of existing facilities.

On-site septic systems will be used and has been designed to accommodate the caretaker's residence and restroom facilities of boarding facility clients while on-site. No new construction or expansion of existing water or wastewater treatment facilities will be needed.

- b) The project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. The project will be served by the Centerville Community Services District (CCSD). The CCSD may allow the property owner to install a future well to support the agricultural use of the property.
- c) The project will be served by a new on-site wastewater treatment system (OWTS). The applicant would be required to apply 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.

XX. WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or				

XX. WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 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 the construction of structures including residential structures in order to implement and horse boarding facility. The project applicant has received specific conditions and general recommendations from the Shasta County Fire Department. With the implementation of these conditions and recommendations, 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 expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes

Mitigation/Monitoring: None proposed.

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

Discussion:

- a) Based on the discussion and findings in Section IV. Biological Resources, the project would not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below the self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of a rare or endangered plant or animal with the implementation of mitigation measures proposed.

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

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

Mitigation/Monitoring: With the mitigation measures being proposed for section IV Biological Resources, the impacts will be less-than-significant.

INITIAL STUDY COMMENTS

PROJECT NUMBER USE PERMIT 19-0014 – Chaparral Stables (Greaves)

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. On-Site Sewage Disposal Analysis, Prepared by Vestra Resources Inc., November 18, 2019
2. Biological Resources Assessment, Prepared by Vestra Resources Inc., February 2020

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

- *. California Department of Fish and Wildlife
- *. Shasta County Fire Department
- *. California Regional Water Quality Control Board
- *. Centerville Community Services District

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

SOURCES OF DOCUMENTATION FOR INITIAL STUDY CHECKLIST

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

GENERAL PLAN AND ZONING

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

ENVIRONMENTAL IMPACTS

I. AESTHETICS

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

II. AGRICULTURAL AND FORESTRY RESOURCES

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

III. AIR QUALITY

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

IV. BIOLOGICAL RESOURCES

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

V. CULTURAL RESOURCES

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

VI. ENERGY

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

VII. GEOLOGY AND SOILS

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

VIII. GREENHOUSE GAS EMISSIONS

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

IX. HAZARDS AND HAZARDOUS MATERIALS

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

X. HYDROLOGY AND WATER QUALITY

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

XI. LAND USE AND PLANNING

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

XII. MINERAL RESOURCES

3. Shasta County General Plan Section 6.3 Minerals.

XIII. NOISE

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

XIV. POPULATION AND HOUSING

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

XV. PUBLIC SERVICES

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

XVI. RECREATION

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

XVII. TRANSPORTATION/TRAFFIC

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

XVIII. TRIBAL CULTURAL RESOURCES

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

XIX. UTILITIES AND SERVICE SYSTEMS

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

XX. WILDFIRE

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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

None

MITIGATION MONITORING PROGRAM (MMP)

FOR USE PERMIT #19-0014 (GREAVES)

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
Section IV: Biological Resources			
IV.b.1 A 75-foot Riparian buffer will be implemented on-site to minimize impacts of adjacent land use within riparian areas.	Building Permit Application & Construction	Planning Division Building Division	
IV.b.2 Prior to construction, high-visibility fencing, flagging, or markers will be installed along the edges of the work zone to prevent encroachment into riparian areas.	Prior to Construction	Planning Division Building Division	
IV.b.3 All work and stockpiling of materials will be confined to the project disturbance area.	During Construction	Building Division	
IV.b.4 Temporary stockpiling of excavated or imported material shall be placed in upland areas.	During Construction	Building Division	
IV.b.5 Excess soil shall be used onsite or disposed of at a regional landfill or other appropriate facility.	During Construction	Building Division	
IV.b.6 Hazardous materials, including fuels, oils, cement, and solvents, will be stored and contained in an area protected from direct runoff and away from riparian areas.	During Construction For the life of the Project	Planning Division Building Division	
IV.b.7 Vehicle fueling will be conducted a minimum of 50-feet from waters of the United States.	During Construction	Building Division	
IV.b.8 Construction equipment will be inspected daily for leaks. Leaking fluids will be contained upon detection and equipment repairs will be made as soon as practicable or the leaking equipment will be moved offsite.	During Construction	Building Division	

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
IV.b.9 Spill containment and cleanup materials shall be kept onsite at all times for use in the event of an accidental spill.	During Construction	Building Division	
IV.d.1 If Vegetation will occur during the nesting season for birds (February 1 - August 31), a qualified biologist shall conduct a preconstruction survey within 7 days before construction activities. If nesting birds are found, California Department of Fish and Wildlife (CDFW) will be consulted. An appropriate buffer will be placed around the nest until the young have fledged.	Prior to Construction	Planning Division	
IV.d.2 If removal of trees identified to have roost structure potential will occur during the bat maternity season, when young are non-Volant (March 1 - August 31), or during the bat hibernacula (November 1 - August 31), when bats have limited ability to safely relocate roosts, humane exclusions should be implemented which consist of a two-day removal process by which the non-habitat trees and brush are removed along with smaller tree limbs on the first day, and the remainder of the tree limbs and tree trunk on the second day. These activities should be monitored by a biologist with experience conducting exclusions.	Prior to Construction	Planning Division	
IV.d.3 To account for the potential loss of bat roost habitat, bat boxes will be installed on structures onsite in an appropriate location to provide suitable bat roost habitat.	Prior to and During Construction	Planning Division	
IV.d.4 Large piles of woody debris should be checked for presence of wildlife prior to disturbance or removal. If wildlife is present, disturbance to wildlife should be avoided until the animal has left the site.	Prior to and During Construction	Planning Division	
IV.d.5 To minimize impacts of lighting to birds and other nocturnal species, any artificial lighting associated with short term and long term project activities should be downward facing, fully-shielded, and designed and installed to minimize photo pollution of adjacent wildlife habitat.	Verify lighting at building permit application. Light requirements to be maintained through the life of the project	Planning Division Building Division	

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
IV.e.1 Project plans will involve clustering buildings whenever feasible in order to minimize the need for tree removal.	Building Permit Application	Planning Division	
IV.e.2 To minimize impacts from grazing and hoof compaction to native trees, exclusion fencing adequate for preventing grazing damage to foliage and bark will be installed around each tree that is within horse pasture areas.	Prior to Certificate of Occupancy for the first structure on the property	Planning Division	
IV.e.3 Native trees will be planted onsite wherever possible to replace mature trees that are removed during construction.	During Construction and Through the life of the project	Planning Division	