

ENVIRONMENTAL INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

Zone Amendment 20-0002 & Administrative Permit Commercial 20-0002
(Chicoine & Lewallen Enterprises, Inc.)

September 9, 2021

ENVIRONMENTAL INITIAL STUDY &
MITIGATED NEGATIVE DECLARATION
WITH
References and Documentation

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

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

- 1. Project Title:**
Zone Amendment 20-0002 and Administrative Permit Commercial 20-0002 (Chicoine & Lewallen Enterprises, Inc.)
- 2. Lead agency name and address:**
Shasta County Department of Resource Management, Planning Division
1855 Placer Street, Suite 103
Redding, CA 96001-1759
- 3. Contact Person and Phone Number:**
Lio Salazar, Senior Planner, (530) 225-5532
- 4. Project Location:**
The 4.21-acre project site is located in the Mountain Gate area on the west side of Holiday Road, approximately 0.2 miles south of the intersection of Old Oregon Trail and Holiday Road, at 14250 Holiday Road, Redding, CA 96003 (Assessor's Parcel Number: 098-540-042).
- 5. Applicant Name and Address:**
Chicoine & Lewallen Enterprises, Inc.
P.O. Box 991377
Redding, CA 96099
- 6. General Plan Designation:**
Commercial (C)
- 7. Zoning:**
Community Commercial combined with Design Review (C-2-DR)
- 8. Description of Project:**
The proposal consists of amending the zoning of the project site from the Commercial Highway combined with Design Review (C-H-DR) zone district to the Commercial Recreation combined with Design Review (C-R-DR) zone district and the development of a recreational vehicle and equipment (RVs, boats, OHVs, and other recreational vehicles and equipment) storage facility consisting of 52,218 square feet of storage space, conversion/remodel of an office building for use as a 580-square-foot facility office, 800-square-foot one-family residence for the facility manager or caretaker, off-street parking, driveways, drainage improvements, fencing, landscaping, abandonment of an onsite sewage disposal system, and installation of an onsite wastewater treatment system. Development of the site would include grading, trenching, paving and other general construction activities.
- 9. Surrounding Land Uses and Setting:**
The project site is a flat parcel located adjacent to and immediately southwest of Interstate 5 that was formerly used for the Shasta-Trinity National Forest, Shasta Lake Public Information Center. Approximately 1.5 acres of the 4.21-acre property is developed with an office building and related improvements, including a large paved parking area, landscaping, and an on-site sewage disposal system. Undeveloped areas of the property are populated with grass and scattered grey pine, oak, and broadleaf trees. Land uses adjacent to the property include undeveloped commercial property to the northeast, the Shasta-Trinity National Forest Shasta Lake Ranger Station and a marine engine repair business to the southeast, and undeveloped commercial property to the southwest. Other uses in the

vicinity include single-family residences and a recreational vehicle park.

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):**
California Regional Water Quality Control Board
Shasta County Department of Public Works

11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

In accordance with Public Resources Code (PRC) Section 21080.3.1, the Wintu Tribe of Northern California & Toyon Wintu Center (Tribe) filed and Shasta County received a request for formal notification of proposed projects within an area of Shasta County that is traditionally and culturally affiliated with the Tribe. Pursuant to PRC §21080.3.1, the Department of Resource Management sent a certified letter to notify the Tribe that the project was under review and to provide the Tribe 30 days from the receipt of the letter to request consultation on the project in writing. The certified letter was delivered on March 22, 2021. To date, no response has been received.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

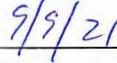
On the basis of the initial evaluation:

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

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



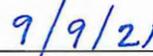
Lio Salazar
Senior Planner



Date



Paul A. Hellman
Director of Resource Management



Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

a-c) The project would have a less-than significant impact on scenic vistas and the visual character or quality of public views of the site and its surroundings, and would have no impact on day or nighttime views in the area as result of substantial light or glare from the project. The project site is in the Mountain Gate area adjacent to Holiday Road and the northbound lanes of Interstate 5. This segment of Interstate 5 is not within a designated scenic corridor and is identified in the Shasta County General Plan, Scenic Highways Section 6.8 as a corridor in which the natural and man-made environment contrast. Lands to the east of Interstate 5 at this location are characterized by flat valley plains adjacent to the interstate with foothills beyond. Expansive views of foothills to the north and east of the project site are visible from Interstate 5. Similar views of foothills to the north and west of the project site are visible from Holiday Road. The project surroundings include a mix of commercial-recreational, public, and residential uses that have been developed on flat lands adjacent to the interstate. Construction of commercial-recreational related facilities are consistent with surrounding uses, including the Shasta-Trinity National Forest Shasta Lake Ranger Station, a marine engine repair business, and a recreational vehicle park.

The project proposes to redevelop a portion of the property that was formerly used for the Shasta-Trinity National Forest Shasta Lake Visitors Center and to develop a previously undeveloped portion of the property. The proposal would result in an expansion of structural massing within the project site. Buildings will range from 12 to 16 feet in height with door heights ranging from 9 to 14 feet. All buildings situated along the perimeter of the facility will be integrated with fencing resulting in the interior of the facility being screened from view along Interstate 5 and Holiday Road. The proposed fencing would be constructed of cinder block columns approximately 16 feet apart with 8-foot-tall steel panels between the columns. The storage buildings will also be constructed of metal and include banding and decorative panels on the exterior façade. Landscaping would be constructed in front of building facades and fencing facing Interstate 5 and Holiday Road. The cinder block columns, banding, metal decorative panels, and landscaping would disrupt the continuity and massing of the facades and fencing facing these roadways.

Shasta County standard use permit conditions require newly constructed structures to incorporate a neutral, earth tone color palette. Compliance with this requirement would be confirmed through the review of building plans submitted with the building permit applications and approved by the Shasta County Planning Division prior to issuance of building permits.

d) The project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. The project lighting plan will be required to meet Shasta County Zoning Plan Section 17.84.040 which requires all lighting to be designed and located so as to confine direct lighting to the premises and directs that a light source shall not shine upon or illuminate directly on any surface other than the area required to be lighted and that no lighting shall be of the type or in a location such that constitutes a hazard to vehicular traffic, either on private property or on abutting streets. Shasta County standard use permit conditions require the use of non-reflective construction materials. Compliance with these requirements would be confirmed through the review of building plans submitted with the building permit applications and approved the Shasta County Planning Division as meeting prior to issuance of the building permits.

Mitigation/Monitoring: None proposed.

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

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

- a) The subject property is not identified as Prime Farmland, Unique Farmland, or Statewide Importance 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.

Mitigation/Monitoring: None proposed.

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

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

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

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

The project does not include any stationary source of air contaminants. During operations vehicular traffic generated by the facility would be the primary source of air contaminants. A commercial storage facility for recreational vehicles, boats and recreational equipment with a maximum of 52,218 square feet would generally be expected to generate approximately 53 vehicle trips per day based on the Institute of Transportation Engineers' Trip Generation Manual (10th edition). This is an insignificant increase in traffic, and the project is consistent with the air quality attainment plan.

The Shasta County General Plan requires Standard Mitigation Measures and Best Available Mitigation Measures on all discretionary land use applications as recommended by the Shasta County Air Quality Management District (SCAQMD) in order to mitigate both direct and indirect emissions of non-attainment pollutants and all activities at the site would be subject to applicable SCAQMD rules governing air quality. Application of this requirement and compliance with SCAQMD rules in combination with the limited scope of improvements and limited operational daily vehicle trips will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard and would not conflict with or obstruct implementation of the NSVPA Air Quality Attainment Plan (2018) as adopted by Shasta County, or any other applicable air quality plan.

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

c-d) Residential uses and a recreational vehicle park exist in the vicinity of the project site. The closest residence is located approximately 500 feet east of the property. A recreational vehicle park is located approximately 500 feet to the south. Equipment used to construct the proposed improvements could produce emissions that some may find objectionable; however, construction

on-site will be limited in duration. The project does not involve the establishment of any uses that would generate substantial pollution concentrations. Therefore, nearby sensitive receptors would not be exposed to substantial pollution concentrations nor would a substantial number of people be exposed to objectionable odors.

Mitigation/Monitoring: None proposed.

IV. <u>BIOLOGICAL RESOURCES</u> : 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 a Biological Resources Assessment (BRA) and Draft Aquatic Resources Delineation prepared by Gallaway Enterprises, the following findings can be made:

- a) California Natural Diversity Database (CNDDDB) indicates known occurrences of foothill yellow legged frog (*Rana boylei*) and Oregon shoulderband snail (*Helminthoglypta herleini*) within one mile of the project site. The occurrence of foothill yellow legged frog was noted in 1945. Notes in the occurrence record indicate that foothill yellow legged frog is since extirpated from the vicinity. Additionally, this species is found in or near rocky streams and rarely found far from permanent water. No such habitat exists at the project site. Therefore, it was considered unlikely that this species occurs at the project site and no habitat for foothill yellow legged frog would be impacted by the project. Oregon shoulderband snail is found in rocky areas such as talus slopes, but also suspected of being found in areas with permanent ground cover or moisture, including rock fissures or woody debris. There are no talus slopes or rocky outcrops that would provide moist rock fissures and there are no accumulations of woody debris within the project site. While this species is presumed extant in the vicinity of the occurrence, it was not expected to occur at the project site.

A Biological Resources Assessment (BRA) was prepared for the project based on California Department of Fish and Wildlife (CDFW) recommendations. The BRA included lists of special status species that occur in the project vicinity based on expanded references, including consideration of known occurrences within a wider 5-mile CNDDDB buffer. A field observation for special status species, critical habitat, sensitive natural communities, and habitat assessments and a protocol level rare plant survey were

conducted at the site in June 24, 2021. No species identified as a candidate, sensitive, or special-status species or suitable habitat for local or regional plans, policies, or regulations, or by the CDFW or the U.S. Fish and Wildlife Service, or suitable habitat for such species, have been identified on the project site.

The undeveloped portion of the project site consists of the annual grassland habitat which the BRA indicated could support Henderson's bentgrass (*Argostis hendersonii*). Henderson's bentgrass was not observed during the protocol level botanical survey conducted at the project site. Additionally, the project site is located outside the estimated range of Henderson's bentgrass in Shasta County as shown on the California Native Plant Society's Calscape website. No other potential habitat for species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or the U.S. Fish and Wildlife Service, or suitable habitat for such species, have been identified on the project site. No critical habitat or sensitive natural communities occur within the project site.

There are scattered grey pine and oak and broadleaf trees within the project site. These trees may provide habitat for nesting birds, including bird and raptor species that are protected under Fish and Game Code sections 3503 and 3503.5. If birds are nesting in these trees during construction, they could be directly or indirectly impacted through the removal of individual trees and/or through audio or visual disturbance from project related construction activities. As a condition of approval for the project, in accordance with protections for nesting birds and/or raptors under Fish and Game Code sections 3503 and 3503.5, any future vegetation removal would be required to be conducted from September 1 through January 31, when birds are not nesting or would require pre-construction surveys for nesting birds.

- b) There is no riparian habitat or other sensitive natural community on the project site or in the project area.
- c) There are no vernal pools or wetlands identified on the subject property based on the Vernal Pools, Wetlands, and Waterways Map of Shasta County prepared by the Geographic Information Center, California State University, Chico, on August 24, 1996 and no indication of the presence of vernal pools or wetlands within the property. Soils at the project site consist of Churn gravelly loam 0 to 8 % (CeB) and Churn Gravelly Loam, slightly wet 0 to 3% (CdA). Both of these soil types have potential to display hydric characteristics in association with cobbly alluvial land as may be found in drainageways. A small area fitting this characteristic is visible in aerial imagery of the project site. On this basis a draft aquatic resources delineation was prepared for the project. The draft delineation identifies one feature that meets all necessary wetland parameters. The delineation determined the feature to be a 0.02-acre seasonal swale that is hydrologically isolated. This type of feature is excluded from United States Army Corps of Engineers (ACOE) jurisdictional requirements. However, such isolated wetlands may be within the jurisdiction of the State of California Regional Water Quality Control Board (RWQCB). The seasonal swale is located near the proposed location of storage building G and the filtration and detention basin shown on the project site plan.

Therefore, there is potential that dredge or fill materials could be discharged to the seasonal swale and/or that it could be filled as a result of the project. The seasonal swale is small and not associated with the presence of special status species. Potential impacts to this feature would be mitigated to a less-than significant level through compliance with ACOE and RWQCB regulations and requirements, including that the draft delineation be submitted to ACOE for a preliminary or approved jurisdictional determination and complying with compensatory or other ACOE mitigation requirements, if an ACOE permit is required for the project. If it is determined that the feature is not jurisdictional based on an ACOE approved jurisdictional determination, the applicant would be required to file a report of waste discharge with RWQCB and comply with RWQCB waste discharge requirements, if applicable.

- d) The project site is in an urbanized area between a freeway and local road and no creeks, streams or rivers flow through or adjacent to the property. The project site is not known to be a migratory corridor for resident or migratory wildlife and due to its location in an urbanized area and its position between two roadways is not considered attractive or conducive to significant wildlife movement. The project site is not known to be a native wildlife nursery site. Therefore, the project would not impact the movement of any native resident or migratory fish or wildlife species, interfere with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- e) The project site is not an oak woodland but is populated with scattered oak trees and would result in the removal of oak trees including approximately five oak trees larger than 5-inches in diameter and some smaller diameter oak trees. Some oak trees located within the right-of-way for Holiday Road would not be affected. Therefore, the project would not result in a significant impact on oak woodlands.
- f) There are no adopted Habitat Conservation Plan, Natural Community, Conservation Plan, or other approved local, regional, or State habitat conservation plans for the project site or project area.

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

IV.1: To mitigate potential impacts on wetlands the applicant shall:

a) Request a preliminary jurisdictional determination or approved jurisdictional determination from the United States Army Corps of Engineers (ACOE) for the draft aquatic resources delineation prepared for the project. If it is determined that jurisdictional waters exist within the project site, the applicant shall comply with ACOE regulatory requirements, including but not limited to compensatory or other mitigation for project impacts on jurisdictional waters. Compensatory mitigation shall be at a minimum 1:1 ratio.

b) Whether or not it is determined that wetland features within the project site are within ACOE jurisdiction, the applicant shall file a report of waste discharge with the State of California Regional Water Quality Control Board (RWQCB) and, if applicable, comply with RWQCB waste discharge requirements, including but not limited to compensatory or other mitigation for project impacts on jurisdictional waters. Compensatory mitigation shall be at a minimum 1:1 ratio.

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

The Wintu Tribe of Northern California has requested notification of proposed projects located within their geographic area of traditional and cultural affiliation in accordance with Public Resources Code section 21080.3(b), also known as AB52. The project is located within the Tribe’s geographic area of traditional and cultural affiliation, and notification was sent via certified mail and delivered to the designated Tribal Representative on March 22, 2021. Consultation was not requested by a representative of the Wintu Tribe of Northern California within 30-days of its receipt of the notification.

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

Mitigation/Monitoring: None proposed.

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, there would be temporary consumption of energy resources required for the movement of equipment and materials. Compliance with local, State, and federal regulations (e.g., limit engine idling times, requirement for the recycling of construction debris, etc.) would reduce and/or minimize short-term energy demand during the project’s construction to the extent feasible, and project construction would not result in a wasteful or inefficient use of energy. During operation of the completed project, there are no unusual project characteristics or processes that would require the use of equipment that would be more energy intensive than is used for comparable projects.
- b) The project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. State and local agencies regulate the use and consumption of energy through various methods and programs. As a result of the passage of Assembly Bill 32 (AB 32) (the California Global Warming Solutions Act of 2006) which seeks to reduce the effects of Greenhouse Gas (GHG) Emissions, a majority of the state regulations are intended to reduce energy use and GHG emissions. The project is a consumer and end user of electricity and fuel. It is assumed that electricity consumed by the project would be provided by the applicable service provider in accordance with state renewable energy plans. At the local level, the County’s Building Division enforces, and the project would conform with the applicable requirements of the Energy Efficiency Standards and Green Building Standards in Title 24.

Mitigation/Monitoring: None proposed.

VII. GEOLOGY AND SOILS – 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				

<u>VII. GEOLOGY AND SOILS</u> – Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?				✓
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?				✓
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?				✓
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓

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

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

i) Rupture of a known earthquake fault;

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

ii) Strong seismic ground shaking;

According to the Shasta County General Plan Section 5.1, Shasta County has a low level of historic seismic activity. The entire County is in Seismic Design Category D. According to the Seismic Hazards Assessment for the City of Redding, California, prepared by Woodward Clyde, dated July 6, 1995, the most significant earthquake at the project site may be a background (random) North American crustal event up to 6.5 on the Richter scale at distances of 10 to 20 km. All structures shall be constructed according to the seismic requirements of the currently adopted Building Code.

iii) Seismic-related ground failure, including liquefaction;

The project site is in an area with low potential for liquefaction. All structures shall be constructed according to the seismic requirements of the currently adopted Building Code. A geotechnical report is required to be submitted with building plans in accordance with uniform building code. The report would address any geotechnical deficiencies.

iv) Landslides.

The project site is flat and is not position at the top or toe of a slope that is at risk of landslide.

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

The project would not result in substantial soil erosion or the loss of topsoil. The project site is flat. Soils within the project site consist of Churn Gravelly Loam, 0 to 3% (CeA). The Soil Survey of Shasta County, completed by the United States Department of Agriculture, Soil Conservation Service and Forest Service in August, 1974, indicates these soils have a hazard of erosion ranging from none to slight. A grading permit is required prior to any grading activities. The grading permit includes requirements for erosion and sediment control, including retention of topsoil. In addition, because the project would involve the disturbance of more than one acre of land, as noted in informal consultation comments from the State of California Regional Water Quality Control Board, a state Construction General Permit (CGP) is required for the project. The CGP would require the implementation of storm water pollution controls during construction and post construction. The requirements would address erosion and sediment control as well.

c) The topography of the site is flat. All structures shall be constructed according to the seismic requirements of the currently adopted Building Code. A geotechnical report is required to be submitted with building plans in accordance with uniform building code.

The report would address any geotechnical deficiencies.

- d) Churn Gravelly Loam, 0 to 3% (CeA) soils are considered to have moderate shrink swell (expansive) potential. All structures shall be constructed according to the seismic requirements of the currently adopted Building Code. A geotechnical report is required to be submitted with building plans in accordance with uniform building code. The report would address any geotechnical deficiencies.
- e) The project would not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. The soils on the project site have been tested for wastewater treatment and have demonstrated compliance with adopted sewage disposal criteria.
- f) The project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Mitigation/Monitoring: None proposed.

VIII. <u>GREENHOUSE GAS EMISSIONS</u> : 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.

Operational emissions from the proposed project would be significantly less than the quantitative non-zero project-specific thresholds described above. The scope of the proposed project improvements will not involve a significant number of equipment hours to complete and would not generate significant traffic volumes during construction. All off-road equipment used during construction would be in conformance with applicable emissions standards. Post-construction, the truck yard and distribution facility are not expected to generate significant GHG emissions. As noted previously a storage facility of this size would be expected to generate approximately 53 vehicle trips per day. The project is a consumer and end user of electricity and fuel. It is assumed that electricity consumed by the project would be provided by the applicable service provider in accordance with state renewable energy plans and that vehicles used by the project would conform with state regulations and plans regarding fuel efficiency. Therefore, the project is not expected to generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, nor would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Mitigation/Monitoring: None proposed.

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

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

a-b) The project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Nor would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Businesses storing hazardous materials (including hazardous waste) or extremely hazardous substances at reportable quantities, are required to prepare and submit Hazardous Materials Business Plan (HMBP) the Shasta County Environmental Health Division. The general reportable quantities are equal to or greater than 55 gallons of a liquid, 200 cubic feet of a gas, and 500 pounds of a solid. The purpose of the Hazardous Materials Business Plan (HMBP) program is to prevent or minimize harm to public health and the environment from a release or threatened release of a hazardous material. It is not anticipated the hazardous materials in reportable quantities would be stored at the project site during construction. Shasta County standard use permit recommendations for storage facilities open to the public prohibit the storage of hazardous materials in reportable quantities.

- c) The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. There are no existing or proposed schools within one-quarter mile of the project site.
- d) The project is not located on a site which is included on a list of hazardous materials sites and would not create a significant hazard to the public or the environment. The project site is not included on the list of hazardous materials sites compiled by the California Department of Toxic Substances Control. There is no historical evidence of any commercial activity on the site that would have used hazardous materials.
- e) The project is not located within an airport land use plan or within two miles of a public airport or public use airport.
- f) A review of the project and the Shasta County and City of Anderson Multi-Jurisdictional Hazard Mitigation Plan indicates that the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- g) 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. Vegetation within the project site consists primarily of annual grassland with scattered trees that will be substantially replaced with hardscape improvements including the proposed metal storage buildings and paved driveways. All roadways, driveways and buildings for the proposed project be required to be constructed in accordance with the Shasta County Fire Safety Standards. The project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. The project site is located in the Mountain Gate Community Services District which includes the Mountain Gate Volunteer Fire Department. All development plans will be required to be reviewed and approved by the Mountain Gate Volunteer Fire Department prior to issuance of building permits.

Mitigation/Monitoring: None proposed.

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

Discussion: Based on the related documents listed in the Sources of Documentation for Initial Study Checklist, staff review of the project, observations on the project site and in the vicinity, and Holiday Boat and R.V. Storage Storm Drain and Detention Calculations prepared by Whitson Engineering, the following findings can be made:

- a) The project is located in a Municipal Separate Storm Sewer System (MS4) area and is therefore subject to the requirements of Shasta County’s Storm Water Quality Management and Discharge Control Ordinance. The ordinance requires the implementation

of construction and post-construction BMPs that control the discharge of pollutants to the County storm water conveyance system or receiving waters the maximum extent practical. A Shasta County grading permit will be required for this project. Because the project involved land disturbance of one acre or more, a Construction General Permit for Storm Water Discharges Associated with Construction and Land Disturbance activities (CGP) from the State of California Regional Water Quality Control Board (RWQCB) will also be required. The provisions of the CGP would address construction and post construction storm water pollution. Through adherence to the provisions of the County MS4 and grading ordinances and the CGP water quality and waste discharge standards will not be violated. Nor would surface or ground water quality be otherwise substantially degraded. Therefore, the project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.

- b) The project would not substantially deplete groundwater supplies. Water service for the project is to be provided by the Mountain Gate Community Services District. The District is responsible for review of groundwater supplies prior to approving the water supply for the project. The Mountain Gate Community Services District provided a letter for the project applicant stating that water service would be provided to the project site when the owner pays all applicable connection fees. The proposed storage facility is not a high-water demand use.

The project involves the conversion of annual grassland to impervious surface area. Stormwater from impervious surfaces would be conveyed to a detention basin. Some stormwater generated by the project may infiltrate the soil while it is detained within the basin or further downstream. Therefore, the project is not expected to substantially interfere with ground water recharge.

- c) Approximately 0.75 acres of the southern portion of the project site (basin A-1) is currently covered by impervious surfaces. The northern portion (basin 2-A) undeveloped. Stormwater from both basins currently flows overland to an existing ditch within the Interstate 5 (I-5) right-of-way. This basic drainage pattern would not change as a result of the project in so much as after the project is developed stormwater from the project site would continue be discharged overland to the existing ditch.

The project would increase impervious surface area within basin A-1 by approximately 0.2 acres. The project would make approximately 1.82-acres within basin A-2 impervious. Consequently, the project would increase the rate and volume of stormwater discharge from both basin A-1 and A-2. To reduce the potential for downstream flooding as a result of these increases, the applicant proposes to detain stormwater on-site and provide controls to reduce the peak rate at which stormwater is discharged downstream. Stormwater detention and controlled discharge would minimize reduce peak flows from the project during a rain event. Detention ponds do not retain stormwater year-round and are designed to release all detained stormwater to the receiving waters and will dry out completely during the summer months and/or have little to no water in them between storm events.

Post-development flow from basin A-1 would be directed southward by a valley gutter and collected in a paved swale within the facility. A curb at the southern end of the facility would detain the increase in stormwater volume generated by new impervious surface area within basin A-1 and weir within the curb would control the release of detained stormwater so as not to increase peak stormwater discharge when compared to predevelopment condition. Post development flow from basin A-2 would be managed in the generally the same may but would require a larger detention basin because the increase in post development stormwater volume generated from impervious surfaces within basin A-2 would be much greater than what would be generated within basin A-1. Stormwater generated from basin A-2 would be directed northward by a valley gutter and collected in an excavated stormwater detention basin with a total storage capacity of 28,071 cubic feet to be located at the north end of the facility. A 12-inch culvert would control the release of stormwater from the basin. Design calculations prepared by Whitson Engineering indicate that the proposed facilities would reduce post-development peak flows from the property so as not to exceed pre-development peak flows for the 10, 25 and 100-year rain events. Therefore, as proposed the project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site or create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems.

County MS4 and RWCQB Construction General Permit requirements address erosion control. Compliance with these requirements would ensure the project does not result in substantial erosion or siltation on- or off-site. The project does not involve activities or processes that would have potential to deposit or contribute pollutants significantly to polluted stormwater.

- d-e) The project site is not located in area that is at high risk of being inundated due to flooding, tsunami, or seiche. The project would not conflict with or obstruct implementation of a water quality control plan or sustainable management plan.

Mitigation/Monitoring: None proposed. With the mitigation measures being proposed, the impacts will be less-than-significant.

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

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

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

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

Mitigation/Monitoring: None proposed.

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

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

- a) There are no known mineral resources of regional value located on the project site. The project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State.
- b) The project 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.

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

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

- a) The project would not result in a substantial permanent or temporary increase in ambient noise levels in the project vicinity above levels existing without the project. The project site is located within close vicinity of Interstate 5. The Shasta County General Plan designates the year 2020 transportation noise level in the project site to be within both the 60dB and 65dB noise contours as shown in General Plan Table N-VI. Noise sensitive uses in this area are exposed to ambient noise levels that are generally greater than areas located further from the Interstate 5 corridor. Therefore, the project is not expected to create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Project related construction activities will result in temporary and periodic increases in ambient noise levels in the project vicinity. Where there are residences nearby the Noise levels generated by construction activities at the project site would temporarily increase ambient noise levels in the vicinity of the project. Due to the short duration of construction and the application of a standard condition that is applied by the County as a matter of practice that prohibits construction on weekends and holidays in the vicinity of residences or other noise sensitive receptors, the temporary increase in ambient noise levels in the vicinity of the project is expected to be less-than-significant.

Shasta County General Plan Policy N-a specifies that new development of noise-sensitive land uses will not be permitted in areas exposed to existing or projected noise levels from transportation-related sources which exceed the levels specified in Table N-VI unless the project design includes effective mitigation measures to reduce both exterior and interior noise levels to satisfy the requirements in Table N-VI. The proposed one-family residence for a manager or caretaker would be subject to this policy. ADMC20-0002 would include conditions of approval that address requirements for compliance with this policy but, for the purpose of this environmental review, the effect of existing noise on the proposed one-family residence for a manager or caretaker is not an environmental impact as defined by CEQA.

- b) The project does not include the use of equipment or conduct of activities that are commonly associated with potentially significant groundborne vibration and noise. Therefore, the project would not result in significant exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.
- c) The project is not located within the vicinity of a private airstrip or an airport land use plan, or within two miles of a public airport or public use airport.

Mitigation/Monitoring: None proposed.

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

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

- a) The project would not induce substantial unplanned population growth in an area, either directly or indirectly. If the manager or caretaker of the facility is hired from out of the area the resulting population growth would be approximately three persons and would therefore not be substantial. The facility may employ employees to cover hours/days during which the on-site manager or caretaker is not available. There is potential that these employees may be from out of the area, but the number of such employees would be nominal. The project would not induce substantial population growth through the development of new homes, the extension of any permanent roads or other infrastructure, and/or the creation of a substantial number of new jobs.
- b) The project does not include 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 project is in a VERY HIGH fire hazard severity zone. A preliminary review of the project was completed by the Mountain Gate Volunteer Fire Department, and no significant additional level of fire protection has been identified as necessary to serve this project. Construction plans will be reviewed by Mountain Gate Volunteer Fire Department to determine the location and number of fire hydrants to be installed according to the County Fire Safety Standards.

Police Protection:

The County has a total of 147 sworn and 119 non-sworn County peace officers (Sheriff's deputies) for a population of 66,858 (2020 U.S. Census) persons in the unincorporated area of Shasta County. That is a ratio of one officer per 267 persons. The project could result in a nominal number of new employees some of whom may be from out of the area. Population growth from the project, in any, would not be substantial enough to warrant a substantial number of additional sworn or non-sworn peace officers resulting in the need for new Initial Study – ZA20-0002 & ADMC20-0002 – Chicoine & Lewallen

or physically altered governmental facilities.

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

Schools:

The 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:

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 County does not have a neighborhood or regional parks system or other recreational facilities. The project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- b) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. School facilities are typically used for sports and recreation. The City of Redding also has a number of recreational facilities. In addition, there are tens of thousands of acres of rivers, lakes, forests, and other public land available for recreation in Lassen National Park, the Shasta and Whiskeytown National Recreation Areas, the National Forests, and other public land administered by Bureau of Land Management.

Mitigation/Monitoring: None proposed.

XVII. TRANSPORTATION: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?				✓

XVII. TRANSPORTATION: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)?				✓
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓
d) Result in inadequate emergency access?				✓

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

- a) The project would not conflict with a program, ordinance or policy establishing measures of effectiveness for the performance of addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Holiday Road is not identified as being within any existing or proposed bikeway. The project is consistent with the Shasta County General Plan Circulation Element policies for transit and pedestrian bicycle modes, the 2010 Shasta County Bikeway Plan, and with the Regional Transportation Plan.
- b) CEQA Guidelines Section 15064.3 subdivision (b) requires that lead agencies consider whether a project would increase vehicle miles traveled (VMT) to the extent that impacts on the environment, primarily from vehicle emissions, would result. The proposed facility is projected to generate 53 vehicle trips per day which is well below the small project screening threshold identified in the State of California Office of Planning and Research VMT analysis technical advisory which states that for small projects the generation of up to 110 vehicle trips per day may be assumed to cause a less-than-significant transportation impact.
- 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 Mountain Gate 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 site is not listed on, nor does it appear to be 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.) In accordance with Public Resources Code (PRC) Section 21080.3.1, the Wintu Tribe of Northern California & Toyon Wintu Center (Tribe) filed and Shasta County received a request for formal notification of proposed projects within an area of Shasta County that is traditionally and culturally affiliated with the Tribe. Pursuant to PRC §21080.3.1, the Department of Resource Management sent a certified letter to notify the Tribe that the project was under review and to provide the Tribe 30 days from the receipt of the letter to request consultation on the project in writing. The certified letter was delivered on March 22, 2021. To date, no response has been received. There otherwise does not appear to be any significant cultural resources present within the project site.

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,				✓

XIX. UTILITIES AND SERVICE SYSTEMS: Would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				
e) Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				✓

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

- a) The project would not require or result in the relocation or construction of new or expanded water, wastewater treatment facilities or expansion of existing storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocations of which could cause significant environmental effects. The project would result in the construction of new on-site stormwater facilities. The environmental impacts from construction of these facilities, including but not limited to dust, noise, biological and cultural resources, etc. have been discussed in the applicable section above. No significant impacts as a result of the construction of the proposed stormwater facilities were identified.
- b) The project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. The project will be served by the Mountain Gate Community Services District. The Mountain Gate Community Services District has indicated that it has adequate capacity to serve the project without the need for construction of new water treatment facilities, or expansion of existing facilities.
- c) The project would be served by onsite wastewater treatment system (OWTS). An existing sewage disposal system that served the Forest Service visitors center will be replaced with an OWTS in a new location and sized appropriately to serve the proposed one-family residence for the facility manager or caretaker. An OWTS permit from the Shasta County Environmental Health Division is required to be approved and issued prior to construction of the replacement system.
- d) The project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. The project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.

The West Central Landfill has sufficient capacity to accommodate the additional residence and is in compliance with Federal, State, and local statutes and regulations related to solid waste.

- e) The project would comply with Federal, State, and local management and reduction statutes and regulations related to solid waste.

Mitigation/Monitoring: None proposed.

XX. WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				✓
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			✓	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the 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) The project would not substantially impair an adopted emergency response plan or emergency evacuation plan.
- b) The project is in the “VERY HIGH” fire hazard severity zone with topography on the site being predominantly flat and is located between Interstate 5 and Holiday Road. The proposed project would not alter the topography, modify or redirect prevailing winds or include significant sources of potential ignition that would significantly exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.
- c) The project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.
- d) The project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes

Mitigation/Monitoring: None proposed.

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

Discussion:

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

Based on the discussion and findings in Section V. Cultural Resources, there is no evidence to support a finding that the project would have the potential to eliminate important examples of the major periods of California history or prehistory.
- b) Based on the discussion and findings in all Sections above, there is no evidence to suggest that the project would have impacts that are cumulatively considerable.
- c) Based on the discussion and findings in all Sections above, there is no evidence to support a finding that the project would have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

Mitigation/Monitoring: None proposed.

INITIAL STUDY COMMENTS

PROJECT NUMBER ADMC20-0002 – Z20-0002 (Chicoine & Lewallen Enterprises, Inc.)

GENERAL COMMENTS:

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

1. Biological Resource Assessment and Draft Aquatic Resources Delineation, Gallaway Enterprises, July 2021.
2. Holiday Boat and R.V. Storage Storm Drain and Detention Calculations, Whitson Engineering, July 2021.

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

1. California Department of Fish and Wildlife
2. California Regional Water Quality Control Board

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

Initial Study – ZA20-0002 & ADMC20-0002 – Chicoine & Lewallen

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

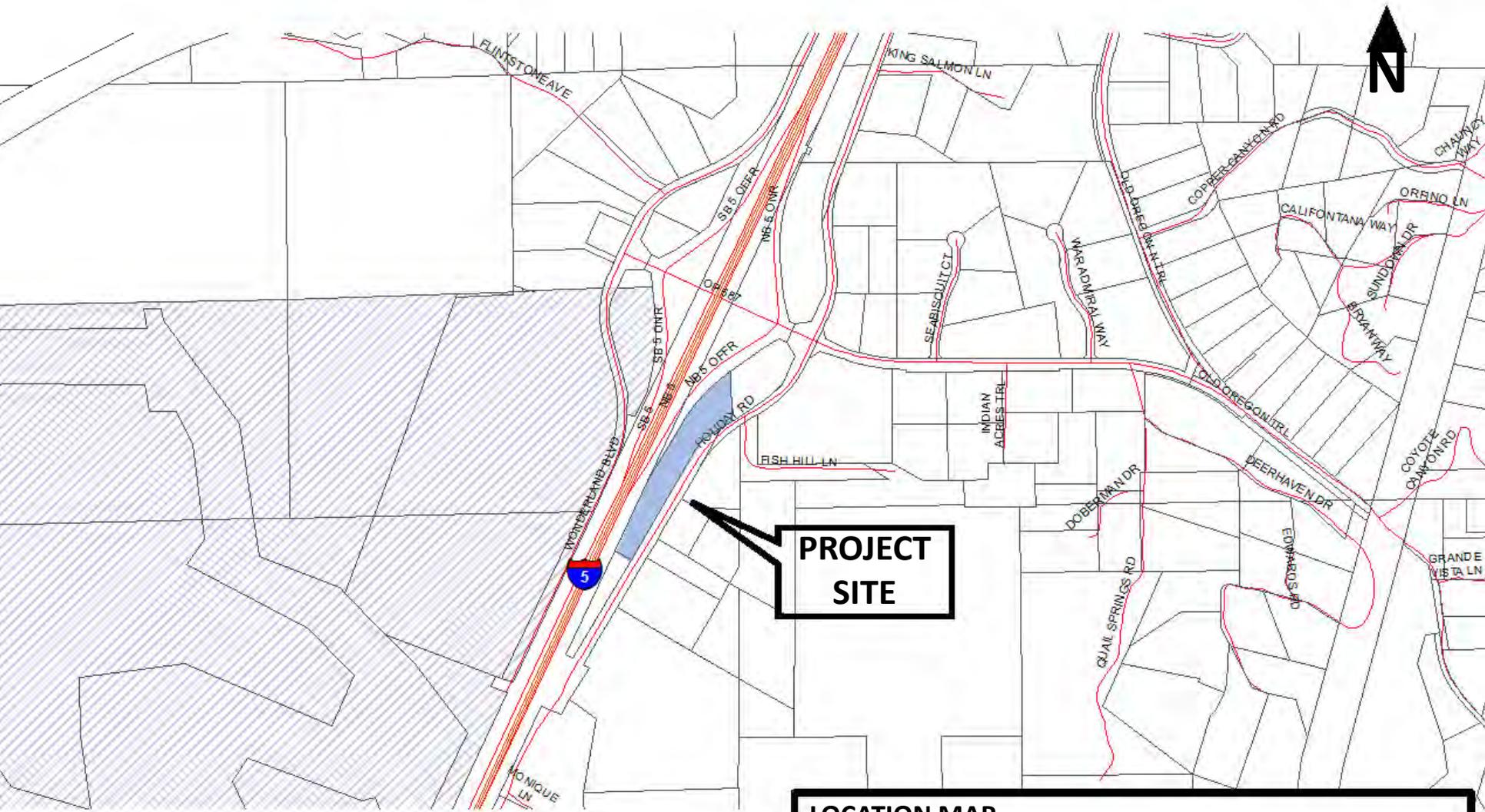
1. Office of the State Fire Marshall-CALFIRE Fire Hazard Severity Zone Maps

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

None

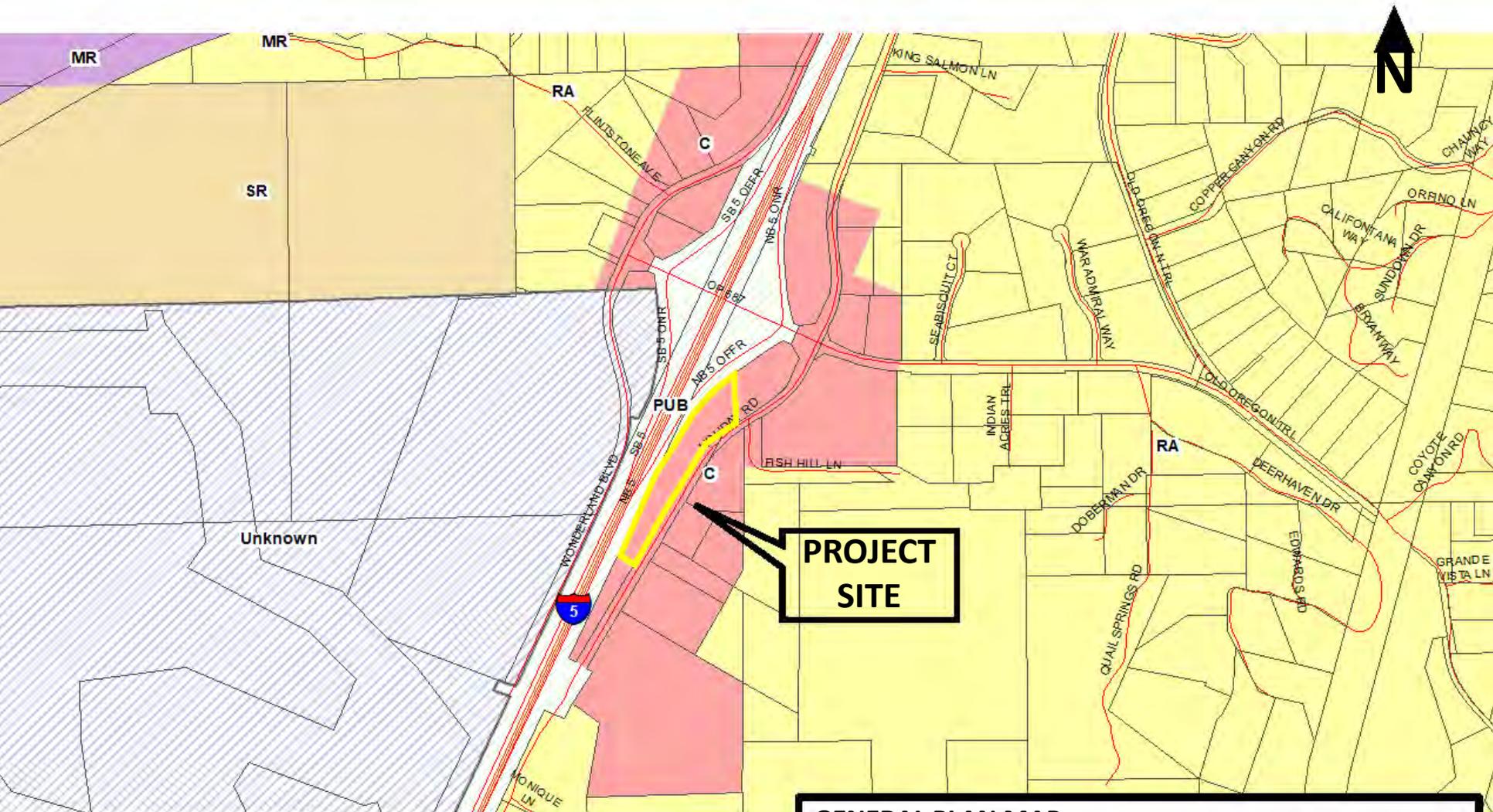
**MITIGATION MONITORING PROGRAM (MMP)
FOR ZA20-0002 & ADM20-0002**

Mitigation Measure/Condition	Timing/Implementation	Enforcement/Monitoring	Verification (Date & Initials)
IV. Biological Resources			
<p>IV.1: To mitigate potential impacts on wetlands the applicant shall:</p> <p>a) Request a preliminary jurisdictional determination or approved jurisdictional determination from the United States Army Corps of Engineers (ACOE) for the draft aquatic resources delineation prepared for the project. If it is determined that jurisdictional waters exist within the project site, the applicant shall comply with ACOE regulatory requirements, including but not limited to compensatory or other mitigation for project impacts on jurisdictional waters. Compensatory mitigation shall be at a minimum 1:1 ratio.</p> <p>b) Whether or not its determined that wetland features within the project site are within ACOE jurisdiction, the applicant shall file a report of waste discharge with the State of California Regional Water Quality Control Board (RWQCB) and, if applicable, comply with RWQCB waste discharge requirements, including but not limited to compensatory or other mitigation for project impacts on jurisdictional waters. Compensatory mitigation shall be at a minimum 1:1 ratio.</p>	Prior to issuance of grading permit.	Planning Division	



**PROJECT
SITE**

**LOCATION MAP
ZA20-0002 & ADMC 20-0002 (CHICOINE & LEWELLEN)
MOUNTAIN GATE AREA**



**GENERAL PLAN MAP
ZA20-0002 & ADMC 20-0002 (CHICOINE & LEWELLEN)
MOUNTAIN GATE AREA**

- NOTES:
1. THE CONSTRUCTION & INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO THESE PLANS & MT. GATE C.S.D. CONSTRUCTION STANDARDS & STANDARD SPECIFICATIONS, SHASTA COUNTY DEVELOPMENT STANDARDS.
 2. ANY CHANGES IN THESE PLANS ARE TO RECEIVE PRIOR APPROVAL OF THE MT. GATE C.S.D. DISTRICT, SHASTA COUNTY PUBLIC WORKS.
 3. PRIOR TO ANY WORK OR CONNECTIONS TO MT. GATE C.S.D. CONTACT SHASTA COUNTY DEPT OF PUBLIC WORKS AND MT. GATE C.S.D. 48 HOURS IN ADVANCE.
 4. POT HOLE & VERIFY LOCATION OF ALL GRAMMY FIRE CROSSINGS PRIOR TO START OF CONSTRUCTION. ENCROACHMENT PERMIT SHALL BE OBTAINED BY THE CONTRACTOR FROM THE COUNTY DEPARTMENT OF PUBLIC WORKS FOR ALL WORK IN EXISTING RIGHTS OF WAY.
 5. ALL STATIONING REFERS TO CENTERLINE. ALL LENGTHS SHOWN ARE HORIZONTAL DISTANCES.
 6. NO CONSTRUCTION SHALL START UNTIL ALL CONSTRUCTION STAKES ARE IN PLACE & CONTRACTOR HAS GRADE SHEETS. CONTRACTOR SHALL VERIFY ALL STATIONS, LOCATIONS, & ELEVATIONS PRIOR TO STARTING CONSTRUCTION. ANY DISCREPANCIES SHALL BE CALLED TO THE ENGINEER'S ATTENTION. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS HAVE BEEN DETERMINED FROM SURFACE EVIDENCE OF THEIR COMPANIES. WHITSON ENGINEERING INC. ACCEPTS NO LIABILITY FOR THE EXISTENCE OR NONEXISTENCE OF UTILITY LINES. CONTRACTORS AND OTHERS USING THESE PLANS SHALL CONFIRM THE LOCATION OF THE UNDERGROUND LINES OR STRUCTURES, 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION BY CALLING U.S.A. 1-800-642-2444.

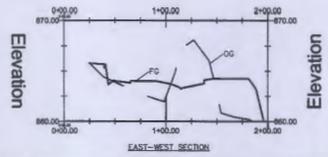
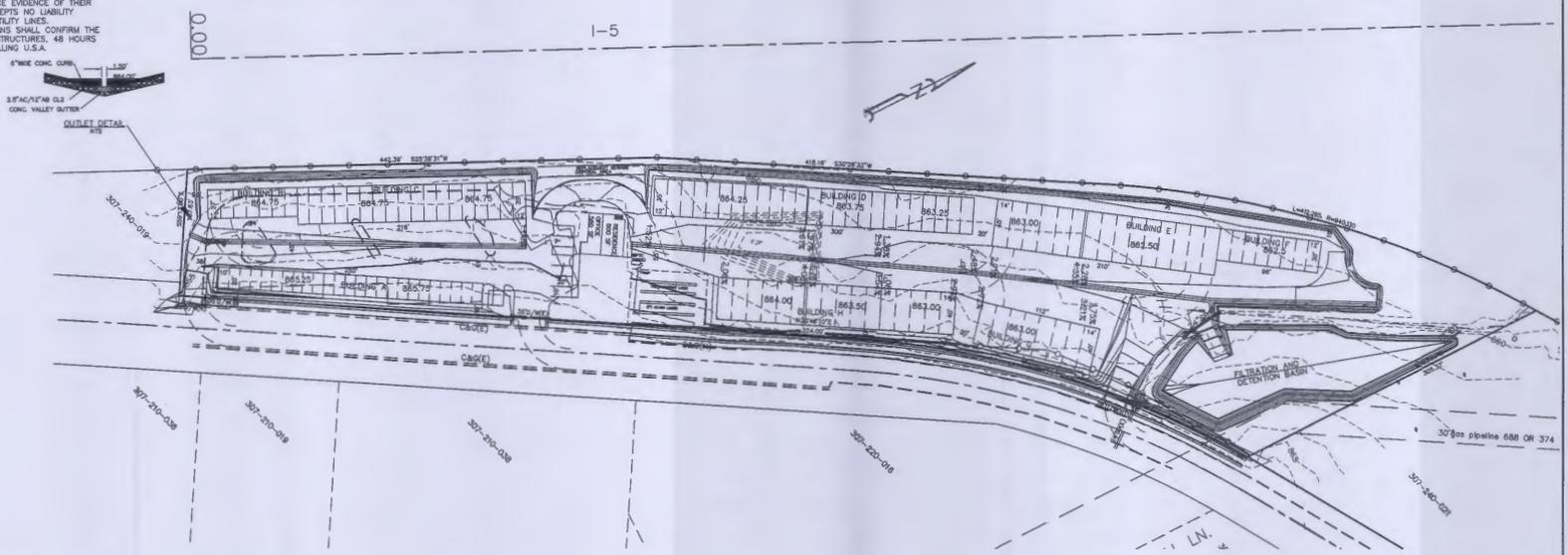
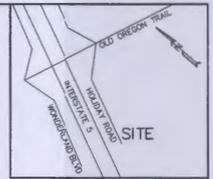
8. ALL UTILITY CONDUITS SHALL BE PLACED PRIOR TO A.C. PLACEMENT.
9. GRADING SHALL CONFORM TO THE GRADING PLANS AND THE COUNTY OF SHASTA GRADING PERMIT FOR THIS PROJECT.
10. ALL EXCAVATION & EMBANKMENT SLOPES SHALL BE TREATED PER GRADING AND EROSION CONTROL PLAN.
11. NO CONSTRUCTION SHALL START UNTIL ALL CONSTRUCTION STAKES ARE IN PLACE & CONTRACTOR HAS GRADE SHEETS.
12. THE DEVELOPER AND/OR CONTRACTOR SHALL, AT THEIR EXPENSE THROUGH AN APPROVED PRIVATE MATERIALS TESTING LABORATORY PROVIDE ALL MATERIAL AND COMPACTION TESTS REQUIRED BY THE COUNTY DEVELOPMENT STANDARDS. TYPE AND FREQUENCY TO BE DETERMINED BY THE COUNTY INSPECTOR. AT A MINIMUM THIS SHALL INCLUDE COMPACTION TESTING OF SUBGRADE SOILS AND AGGREGATE BASE. RELATIVE COMPACTION > 95%.
13. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, SAFETY DEVICES AND TRAFFIC CONTROL AS NECESSARY WITHIN THE CONSTRUCTION AREA.
14. ALL BRUSH AND DEBRIS CLEARED FOR CONSTRUCTION SHALL BE DISPOSED OF BEFORE FINAL INSPECTION.
15. THE ENGINEER OF WORK, WHOSE STAMP AND SIGNATURE APPEARS BELOW, HEREBY CERTIFIES THAT THESE PLANS COMPLY WITH THE SHASTA COUNTY GRADING AND EROSION CONTROL ORDINANCE.

LEGEND

- 12" W 8" WATER MAIN
- GATE VALVE (WATER MAIN)
- FIRE HYDRANT W/ GATE VALVE
- WATER SERVICE
- UTILITY POLE
- UTILITY POLE GUY
- DAYLIGHT LINE

EROSION CONTROL PLAN

1. DISTURBED AREAS > 3% SHALL BE SEEDED, FERTILIZED, STRAW MULCHED, AND TACKIFIED.
 2. CUT SLOPES IN EXCESS OF 3:1 SHALL BE HYDROSEEDED.
- SPECIFICATIONS:
1. STRAW MULCH SHALL BE APPLIED AT 1.5 TO 2 TONS/AC. 1"-2" DEEP.
 2. SEEDING SEED BLEND FROM CITY OF REDDING EROSION AND SEDIMENT CONTROL MANUAL, OR SUBMIT AN EQUAL BLEND FOR APPROVAL.
 3. FERTILIZER 16-20-0-5 @ 250 LBS/AC
 4. TACKIFIER: ASPHALTIC SS-1 200 GAL/AC. 80% DEGRADABLE TYPE OR EQUAL.



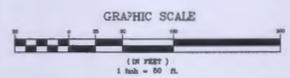
BUILDING	AREA	PERIMETER	PERIMETER	PERIMETER	PERIMETER
A	141	112	112	112	112
B	7	18	18	18	18
C	11	25	25	25	25
D	8	18	18	18	18
E	11	18	18	18	18
F	11	18	18	18	18
TOTAL	257	81	531	151	151

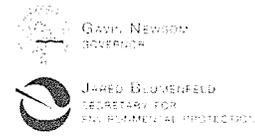
ESTIMATED EARTHWORK:
 CUT = 3700 CY
 FILL = 4700 CY
 AREA OF DISTURBANCE = 2.3 AC

APN 307-240-020
 14250 HOLIDAY ROAD
 4.21 AC
 GENERAL PLAN = G
 ZONING = G3
 BUILDINGS ARE METAL CONSTRUCTION

PRELIMINARY GRADING PLAN
COUNTY OF SHASTA
IMPROVEMENT PLANS
HOLIDAY BOAT & R.V. STORAGE
 ADMC No. 20-0002
 HOLIDAY ROAD

PRELIMINARY IMPROVEMENT PLANS
ZA20-0002 & ADMC 20-0002 (CHICOINE & LEWELLEN)
MOUNTAIN GATE AREA





Central Valley Regional Water Quality Control Board

6 April 2021

Shasta County Department of Resource Management
Planning Division
Lio Salazar
1855 Placer Street, Suite 103
Redding, CA 96001

COMMENTS ON THE APPLICATION FOR ZONE AMENDMENT (ZA) 20-0002 AND ADMINISTRATIVE PERMIT (ADMC) 20-0002, APN 098-540-042, SHASTA COUNTY

The Central Valley Regional Water Quality Control Board (Central Valley Water Board) is a responsible agency for this project, as defined by the California Environmental Quality Act (CEQA). On 22 March 2021, we received your request for comments on Zone Amendment 20-0002 and Administrative Permit 20-0002 project (Project).

The applicant proposes a zone amendment from the Commercial Highway and Design Review zone districts to the Commercial Recreation and design review zone districts and administrative permit for the development of a recreational vehicle storage facility consisting of 52,218 -square feet of storage, conversion/remodel of an existing office building for use as an office and one-family residence for the facility manager or caretaker, parking area, driveways, fencing, landscaping, and drainage improvements, and relocation of an on-site sewage disposal system. The 4.22-acre Project site is located in the Mountain Gate area on the west side of Holiday Road, approximately 0.2 miles south of the intersection of Old Oregon Trail and Holiday Road.

Based on our review of the information submitted for the proposed project, we have the following comments:

General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (CGP)

Construction activity, including demolition, resulting in a land disturbance of one acre or more must obtain coverage under the CGP. The Project must be conditioned to implement storm water pollution controls during construction and post-construction as required by the CGP. To apply for coverage under the CGP the property owner must submit Permit Registration Documents electronically prior to construction. Detailed

KARL E. LONGLEY SCD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

364 Knollcrest Drive, Suite 205, Redding, CA 96002 | www.waterboards.ca.gov/centralvalley

information on the CGP can be found on the State Water Board website
Water Boards Stormwater Construction Permits
(https://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml)

Post-Construction Storm Water Requirements

Studies have found the amount of impervious surface in a community is strongly correlated with the impacts on community's water quality. New development and redevelopment result in increased impervious surfaces in a community. Post-construction programs and design standards are most efficient when they involve (i) low impact design; (ii) source controls; and (iii) treatment controls. To comply with Phase II Municipal Storm Water Permit requirements the County of Shasta must ensure that new developments comply with specific design strategies and standards to provide source and treatment controls to minimize the short and long-term impacts on receiving water quality. The design standards include minimum sizing criteria for treatment controls and established maintenance requirements. The proposed project must be conditioned to comply with post-construction standards adopted by the County of Shasta in compliance with their Phase II Municipal Storm Water Permit.

If you have any questions or comments regarding this matter, please contact me at (530) 224-4784 or by email at Jerred.Ferguson@waterboards.ca.gov.

Jerred Ferguson for

Jerred Ferguson
Environmental Scientist
Storm Water & Water Quality Certification Unit

JTF: mp

From: Henderson, Amy@Wildlife
Sent: Tuesday, April 20, 2021 10:39 AM
To: Luis Topete <ltopete@co.shasta.ca.us>
Subject: Zone Amendment 20-0002 and Administrative Permit 20-0002

Luis,

The Department of Fish and Wildlife (Department) has reviewed the early consultation referral (Project) dated March 18, 2021 and has the following comments. This project is between an offramp of Interstate 5 Freeway and Holiday Road. It appears to be located south of a filtration and detention basin. Mature trees exist on site and according to Google Earth aerial, there are areas that are presumably blackberry patches but do show up as green areas indicating there may be a potential wetland. The Department recommends a biological survey by a qualified biologist occur prior to any new construction or site modification to avoid impacts to natural resources that may occur on the site. A basic biological assessment would include botanical, wildlife, and habitat surveys (conducted at the appropriate time of the year) to determine whether focused or protocol-level surveys are warranted. The Department recommends all plant and wildlife species identified in the California Natural Diversity Database (CNDDDB) and other biological resource databases (U.S. Fish and Wildlife Service, California Native Plant Society, or other pertinent references) be analyzed for the potential to occur within the Project area.

Nesting Birds

Nesting Birds

If the Project has the potential to directly impact nesting bird habitat or indirectly disturb nesting birds through audio or visual disturbance, the Department recommends the following measures be implemented to protect nesting birds and raptors protected under FGC sections 3503 and 3503.5:

- a) Conduct vegetation removal and other ground-disturbance activities associated with construction from September 1 through January 31, when birds are not nesting; or
- b) Conduct pre-construction surveys for nesting birds if vegetation removal or ground disturbing activities are to take place during the nesting season (February 1 through August 31). These surveys shall be conducted by a qualified biologist no more than one week prior to vegetation removal or construction activities during the nesting season. If an active nest is located during the preconstruction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the Department. No vegetation removal or construction activities shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist. The results of the pre-construction surveys shall be sent electronically to the Department at R1CFQARedding@wildlife.ca.gov.

Planting Plan

The Department appreciates a number of species on the planting plan are native; however, we would strongly encourage the project applicant to reconsider the non-native species listed and substitute with natives that occur locally.

Detention Pond

The Planting Plan dated 5-2-2020, depicts a detention pond. It is unclear in the referral if this detention pond is the existing one or a new one. If it is new, and specifically part of this project, please provide additional details such as how long water will be held in the pond – year round or just during the rainy season. If it is anticipated that water would be present year round, the Department recommends allowing the detention pond to dry out completely in order to prevent bullfrogs from reproducing. In addition, the Department recommends the erosion control seed mix be comprised of native species to the area.

Lighting

The Department recognizes the adverse effects that artificial lighting has on birds and other nocturnal species. The effects are numerous and include impacts to singing and foraging behavior, reproductive behavior, navigation, and altered migration patterns. To minimize adverse effects of artificial light on wildlife, the Department recommends that lighting fixtures associated with the Project be downward facing, fully shielded, and designed and installed to minimize photo-pollution and spillover of light onto adjacent wildlife habitat.

Interior Conservation and Cannabis Planning
California Department of Fish and Wildlife Northern Region
601 Locust St.
Redding, CA 96001
530-598-7194 (cell)
Amy.Henderson@wildlife.ca.gov

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